TERMS OF PEACE ARE COMPLETED

Japan Startles World by Her Action.

PLAYS GENEROUS VICTOR

Gives Half Sakhalin Without Asking a Dollar.

ENEMIES BECOME FRIENDS

Czar's Ultimatum Mot by Withdrawal of Disputed Demands - Witte, Stunned by Success, Gives Roosevelt Glory.

PORTSMOUTH, N. H., Aug. 26.-The long and bloody war between Japan and Russia is ended. The terms of peace were agreed upon by Mr. Witte and Baron Komura at the session of the con- in the Far East has come with the same

should be ceded to Japan. Both sides. once the deadlock was broken, wanted a "just and lasting" peace, and in that respect it was decided to practically neutralize Sakhalin, each country binding itself not to fortify its half of the island, and Japan assuming an obligation not to fortify La Perouse Strait, between Sakhalin and Hokksido, which would bar Russia's commercial route to the Pacific.

Commercial Privileges Given. The plenipotentiaries went further. They decided to add a new clause in the nature of a broad provision for mutual commer cial privileges, by which each country will secure to the other the benefit of the "most favored nation" clause and "the open door." The new treaty therefore will be a wonderfully friendly document of a character almost to raise the suspicion that the two countries have not negotiated peace, but have concluded the basis of a future alliance. There is, however, no evidence, as rumored, that any secret clauses are to be appended to the

present treaty. Before leaving the conference building the envoys exchanged felicitations with the President at Oyster Bay. Both Baron Komura and Mr. Witte telegraphed. The former confined himself to apprising Mr. Roosevelt of the conditions upon which peace had been concluded. Mr. Witte frankly taid his tribute at the President's fect. In his message he said:

Roosevelt Gets the Glory.

"History will ascribe to you the glory," and added the expression of Russia's hearty appreciation of the President's "generous initiative." Mr. Roosevelt replied with words of thanks.

WILD SCENES OF REJOICING

Wentworth Hotel Full of Cheering Cosmopolitan Crowd.

PORTSMOUTH, N. H., Aug. 29.-Peace

How Disposed Of.

Russia cedes southern half

and retains northern half. Nei-

ther nation to fortify island or

Granted as regards railroad

approaches.

TERMS ASKED AND AGREED UPON

Terms Asked.

Russia to pay Japan her entire war ex- Withdrawn. penses (estimated at \$600,000,000). Russia to cede island of Sakhalin to Japan.

The cession of the Russian leases to the Linotung Peninsula, comprising Port

Arthur and Dalny. The evacuation of the entire province Granted. of Manchuris, the retrocession to China of any privileges Russia may have in the province and the recognition by Russia

of the principle of the "open door." The cession to Japan of the Chinese Eastern Rallway below Harbin, the main south of Changtufu. through Northern Manchuria to Vladivostok to remain Russian property.

The recognition of the Japanese protectorate over Corea. The grant of fishing right in Siberia Granted. northward from Vladivostok.

hment to Japan of the Russian warships interned in neutral

Finally, a limitation in the naval Withdrawn. trength of Russia in Far Eastern waters.

liminary arrangements for an armisas, by mutual agreement, turned over o Mr De Mariens, Russia's great interational lawyer, and Mr. Dennison, who ser of the Japanese Foreign Office, The reaty is expected to be completed by the

ce, which a week ago would have been ipwrecked had it not been for the ake of peace, Japan, with the magnanmity of a victor, at the last moment efused to budge from the ultimatum bulletin; nperor Nicholas had given to President. osevelt through Ambassador Meyer. rreement to divide Sakhalin and relmirse Japan for the maintenance of prisen repeatedly reiterated in Mr. Witte's sest for a written reply to the Japanese were delivered to Baron Komura his morning. Mr. Witte went to the ference declaring that he was poweror Nicholas' word had been given not mly to him but to President Roosevelt,

Japan's Action Stuns Witte.

ed in the Associated Press dispatches redemption of Sakhalin at a price to fixed by a mixed tribunal consisting fact, if not in words, the solution ered by the President), Mr. Witte again Witte termed in his interview with Associated Press "the psychological Mr. Witte did not flinch. He ared a rupture, and, as he expressed it terward, he was stunned by what hap-

is enabled the Japanese to gauge the tal process of their adversaries on field of battle and upon the sea, they d realized in advance that peace could obtained in no other way. They had their government. President servelt had also, it is believed, advised sian position than to take the resibiliy of continuing the war for the the advice of the Cabinet and Elder teamen, yesterday had sanctioned the

limitation of Russia's sea power in Far East) were withdrawn. Japan ed that only that portion of the Chise Eastern Railroad south of Chang-

began. Scarcely more startling was the news of Togo's midnight attack upon the Russian fleet at Port Arthur than a brief supreme effort to insure "a just and bulletin telephoned to the hotel from the lasting peace." navy-yard at 12:30 today saying that the plenipotentiaries had reached an agree ration of a treaty.

In the expectation that a bulletin would be sent after the morning session, the correspondents assembled about the telephone station soon after noon. Anxiously they waited, in the fear that the news which came would tell of a break in the elt, was sudden and dramatic. For the negotiations. Just at 12:30 the telephone rang, and there was a rush from all sides of the lobby. It was Mr. Korosto vets at the navy-yard, with the official

"At the session of August 29," dictated Mr. Korostovetz, "the conference arrives to indemnity under any guise, but an at a complete agreement on all the questions-

cheer, and in a moment the whole lobby was the scene of the wildest enthusiasm structions and in compliance with a re- It was with the greatest difficulty that the words of the bulletin, "and it has been decided to proceed to the elaboration of a treaty," were heard. No one was left except the man at the telephone to There was a rush for the tele graph office near by to flash the good tidings around the world. From all the verandas and corridors the crowd surged into the hotel to hear the news.

The other two events of the day were the arrival at the hotel of the respective missions. First came the Russians, Mr. the hotel for luncheon. Their ovation occurred on the veranda of their apart ments, which are in the wing of the ho tel. Impatiently the crowd awaited the coming of the Japanese, who remained at the yard and did not reach the hotel until evening. In the meantime, however, the crowd was preparing to give them a great welcome. The enthusiasm for Japan doubled the moment it became known that it was through the concession that Baron Komura made this afternoon the

peace of Portsmouth was possible.

Great Ovation to Witte. The news that peace had been con-cluded had preceded the Russian plemi-potentiaries, and scenes of wild rejoicing ave never before been witnessed in the State of New Hampshire such as greeted them upon their arrival at the hotel. Mr. Witte, dazed at the sudden and happy termination of the conference, was fairly overcome by the tremendous ovation he received. He could only express his gratitude by shaking the hands of everybody and, in response to the volley of questions fired at him as to the terms, mu

"We pay not a kopeck and we get half of Sakhalin." Later, in his room, when he had partially recovered himself, he declared that he could not have dreamed of such a victory. That he regards it as a diplomatic triumph of the first magnithat is the general verdict here tonight. The Rhusians are overjoyed as to the

"We have had our Liaoyangs and Muk-

NEWS A SURPRISE

Was Preparing for Final Effort When Welcome Message Arrived.

PROSPECT LOOKED BLACK

When About to Appeal for Kaiser's Ald on Behalf of Arbitration, He Is Informed of the Agreement.

OYSTER BAY, L. I., Aug. 25 .- In his library at Sagamore Hill. President Roosevelt shortly before 1 o'clock this afternoon received the announcement that the Russian and Japanese plenipo tentiaries at Portsmouth had reached an agreement and would proceed at once to conclude terms of a treaty of peace.

The announcement was expected tothe negotiations had abandoned hope of a successful issue of the conference, but he bad realized more clearly than enormous difficulties which confronted the envoys in their deliberations. While earnest efforts to induce the conferees view to securing a basis of agreement. he had felt for 48 hours that the task be had set for himself in the interest of humanity and civilization was well nigh hopeless. The President's final appeals to St. Petersburg and to Tokio had been made. No response had been received from the Orient, but from Peterhof palace had come in Emperor Nicholas' own words Russia's ultimatum: "Not a kopeck of indemnity, not a verst of territory."

Ready for Last Appeal.

The situation looked black indeed. The President, however, Jid not despair. With the final terms of the Japanese government, as soon as they should be received from Japan's Emperor, he had determined to seek the ald of Emperor William of Germany in support of his proposition that the warring powers submit their points of difference to the arbitrament of an impartial tribunal. Arbitration, in one form or another, had been the President's solution of the difficulty ever since the differences, seemingly irreconcilable by the envoys, had arisen. To this proposition Japan had acceded. With the powerful influence of the German Emperor at Peterhof enlisted, it was hoped that the ground of objection might be cut from suit in establishing a peace honorable beneath the feet of Emperor Nicholas. This was to be President Roosevelt's

of the bell of the telephone on his desk. Mr. Loeb, secretary of the President, who was engaged with him at the moment on the peace negotiations. answered the call.

News Comes as Surprise.

"What," he carerly inquired, as the nessage was given him. The message was repeated. He manifested so much excitement and incredulity that the President inquired:

"What is it?" "It is announced by the Associated a statement at this time. Press in an official bulletin from Portsmouth," replied Secretary Loeb, that the plenipotentiaries have agreed on all points of difference and will pro-

"That is fine-splendid!" exclaimed the President. "But," as a doubt passed sutnentic?" "It is a perfectly definite statement,"

Mr. Loeb responded. "Good! Good!" the President declared.

News Officially Confirmed.

Official confirmation of the historic dings reached the President at 2:20 o'clock in a cipher dispatch from Ports-

withdrawn their claim for reimburse DOOR TO CHINA ment of war expenses and an agreement has been reached for the partition of the Island of Sakhalin, All main points have been definitely settled. The plenipotentiaries will now proceed with he discussion of details." Shortly after the receipt of this mes-

of the conference at Portsmouth incident to the announcement of the news including Mr. Witte's statement of the adjustment of the difficulties by the onferces, was received at the executive offices and carried by a special messenger to President Roosevelt at his home. He read the account with deep interest.

Triumph for Humanity.

age, the full Assocalted Press report

While the President did not seek to onceal his profound gratification that the conference had reached an agreement, he said he was obliged, in the circumstances, to refrain from any formel expression regarding the work accomplished until he should have been nformed fully as to details. It can be said, however, that he feels that the successful issue of the conference is a great triumph for humanity and civilization. Such public expression as he may make regarding the work of the conference will be announced after he shall have had opportunity carefully to onsider it

Throughout this little bayside village. among the friends and neighbors of the President, his interest in all the proceedings at Portsmouth has been keenly appreclated. The news of the agreement went through the town with magical rapidity. Business practically was suspended for a time, and the people assemday. The President at no time during bied in groups here and there to discuss the unexpected news.

It is regarded here as likely that the first important work of the conferees, now any other one man in the world the that a general agreement has been Peirce at Portsmouth, which may be reached on the points of difference, will be the framing of a protocol declaring he had not for a moment relaxed his an armistice and providing for the return of prisoners. The negotiation of a perto continue their discussions with a moment treaty of peace, a subject of grave concern to both powers and to the clvilised world generally, will be watched with profound interest.

Reception to Envoys at Finish.

At the conclusion of their labors in the Washington conference, the plenipotentiaries of both Russia and Japan will be received by President Rooseven, either at Sagamore Hill or at the White House. At that reception there probably will be ome notable utterances.

Throughout the late afternoon and eveing, messages of congratulation by the perience a feeling of rilef. score poured in upon the President from ognized throughout the world, as is indicated by the cordiality and wide range covered by the congratulatory dispatches. None of these messages was made public.

Envoys Lead Congratulations. Late tomicht President Roosevelt reseived the following telegram from the

Russian envoys: Portsmouth, N. H., Aug. 26.
The President: We have the honor to inform you that we have reached an agreement history will award the glory of having taken the generous initiative in bringing about this conference, whose labors will now probably re-

To this telegram the President sent the

following reply: The President's thoughts of this final appeal were interrupted by the tinkle cannot too strongly express my congratulation of the bell of the telephone on his upon the agreement reached between you and the pienipotentiaries of Japan and upon the fact that thereby peace has been secured just and honorable to both sides

THEODORE ROOSEVELT. A pinliar response was sent by the Posident in reply to the dispatch received this afternoon from Baron Ko-

President Roosevelt said tonight that in the near future he expected to make a formal statement regarding the work of the Washington conference. He felt it would not be wise for him to issue such

it can be said, however, that the President regards his work incident to the conference as quite as important from the standpoint of humanity and civilization as that in which any President of ceed at once to negotiate a treaty of the United States ever was engaged. The President, it may be said authoritatively, appealed for peace, not only to Emperor Nicholas, but also to the Japanese goveroment. As heretofore explained in these through his mind-"do you think it is dispatches, these appeals, while made directly to the Emperors of the warring powers, were transmitted also to the en-ertions, supported by his unique position ways of the respective governments at and the power of the United States, peace Portsmouth, in order to preserve the form would not have been attained, and that of diplomatic etiquette and avoid any possibility of giving offense.

The President's desire to secure peace was so strong that he brought to bear every particle of the power he wields to prevent a rupture of the conference. That mouth. By authority and at the request of Baron Komura, the chief envoy of Japan, the dispatch stated:

Astonishment at the result was feit by both belligerents for peace and to the process of Japan have magnanimity of the conferees.

Astonishment at the result was feit by both belligerents for peace and to the magnanimity of the conferees. outh. By authority and at the request his efforts were crowned with success was

SUMMARY OF CHARGES MADE AGAINST W. M. LADD AS ADMINISTRATOR

OF A. H. JOHNSON ESTATE

that he claims certain rights in the estate which are inimical to their interests, and which are incompatible with a

lawful indebtedness of A. H. Johnson." The indebtedness that was to be paid off by the trustee included \$185,128.54

satisfy the indebtedness of the estate from the trust property, but on the other hand allowed the claims against

the estate, including the \$189,000 claim of Ladd & Tilton, to be filed against the remaining property of the estate not

engaged in a general banking business, chiefly in loaning money at the highest rate of interest permitted by law."

indebtedness still remains against the estate, only a small portion having been paid, and that at a great eacrifice

That unless a "competent and trustworthy person" is appointed to manage the estate, "the indebtedness and accruing interest thereon, coupled with the manipulations, neglect and mismanagement of the administrator, will

That he has had control of the trust property il years without an accounting.

That he has operated the Recedville farm at a loss of \$616.72, when the farm, if properly managed and operated,

That a part of the assets, a City of Portland warrant worth \$250, was appraised as of no value whatever in his

That he failed to include in his inventory % accounts due the estate, amounting to \$14,000.

The petitioners ask that he be compelled to make his final report, that he be removed, and that some "com-

that he sold the warrant for 2000, and credited it to his account, and deducted the amount from the bal-

That he has been unfaithful to his trust, and has neglected it, to the injury of the beneficiaries of the estate;

That A. H. Johnson, on January 25, 1894, when about to die, deeded to W. M. Ladd, as trustee, property worth

That W. M. Ladd, as trustee, falled to fulfill the duties and obligations imposed upon him, made no effort to

That W. M. Ladd, as administrator and trustee, has been acting solely in the interests of Ladd & Tilton, a firm

That he has not included in his inventory of the estate the trust property appraised at \$422,100; that he claims

on the trust only that he shall apply the net proceeds of sales and incumbrances to the reduction of the

WILL STAY OPEN

Treaty Establishes Great Principle of Secretary Hay's Diplomacy.

COREA OPEN TO AMERICA

State Department's View of Results to United States_All Nations Unite in Declaring Treaty Roosevelt's Triumph.

WASHINGTON, Aug. 29.-News of the agreement of the peace plenipotentiarles at Portsmouth was received here with surprise, for, while the official mind had been in a measure prepared for a successful outcome of the conference by the statements contained in the Associated Press dispatches from Portsmouth last night, no such speedy action was anticipated. Following closely upon the press bulletins announcing the agreement came a message to Acting Secretary of State Locmis from Third Assistant Secretary consequently regarded as official, in

these words

"Russian and Japanese plenipotentlaries agreed upon terms of peace." Two facts appeared clearly upon the announcement of the news, first that the State Department officials had never entertained any doubt that the conference would reach an agreement, and, second, that the militant branches of the Government, the Army and Navy people, were as fully confident that the war would continue indefinitely and to the point of exhaustion of one of the combatants. Now that an agreement has been reached, however, both branches of the Government service ex-

The State Department realizes people both in America and Europe. The great victory in having secured beyond great part he has played in bringing about any question the open door in Manchuthe success of the conference and in pro- ria, which was so dear to the heart moting the interests of civilization is rec- of the late Secretary Hay. The territorial integrity of China seems also assured, and with the restortion of the vast Manchurlan provinces to the control of the Present Emperor of China and the Dowager Empress it is felt here that there is an end for all lime of insidious foreign aggressions upon Chinese soil. With Corea under a Japanese protectorate, developing its great natural resources, and all opened to American exploitation on even terms with other nations, a large increase in the foreign market open to our products is expected.

lieved of the tedious and expensive patrol which it has been maintaining in the Prilippines ever since the beginning of hostlities to guard against the violation of neutrality by the belligerents. Also it will be relieved of the necessity of guarding the Russian interned ships. These ships may now, it is understood, start for their bome ports, although some repairs may be necessary before they may be regarded as seaworthy. Secretary Bonaparte expressed great satisfaction at the news that peace was said to be assured.

TRIUMPH FOR ROOSEVELT.

Germany Says He Is First Figure in

great moral victory, Russia a great diplo-'matic one and President Roosevelt has become the first figure in international statesmanship. That is what Berlin thinks of the result of the Portsmouth conference.

The Foreign Office says unreservedly that without the President's personal exertions, supported by his unique position fit by the statesmanship shown by the Washington Government. The Foreign Office acknowledges the generosity and moderation of Japan and the steadfast

Certainly it was the first exclamation of one of Russia's principal bankers, who was expecting a different outcome. That Russia would not have to pay any in demnity was at first scarcely believable The Berlin stock exchange had been prepared for news of a rupture of the nego tiations and for consequent disorder in the market.

There was animation at the Russian Embassy until late tonight. The Ambassador Count Osten-Sacken, had gone ou of town with the Countess, who, for a long time, has been seriously ill, but th staff of the Embassy received callers and their congratulations on what, from diplomatic point of view, "seemed a re markable Russian success, yet Japan was regarded as having won all she sought for, even in imagination, before the war began; as having gained opportunities for the tranquil development of the extensive territory on the mainland, and as having won a position in respect to the Western powers that will make them extremely civil to her hereafter.

BRITONS ARE ALL ASTOUNDED

New Anglo-Japanese Treaty Will Now Be Made Public.

LONDON, Aug. 30 .- The result of the peace conference at Portsmouth will not be generally known in London and other parts of England until this morning. The bare announcement that the plenipotentiaries had reached an accord on all points appeared in the very last editions of the evening papers, and the terms will reach the public for the first time through this morning's papers. All persons promi nent in political circles are out of town and therefore it is impossible to obtain anything like a consensus of public opinton other than as represented by the leading morning newspapers.

The Associated Press conveyed the first information to the Foreign Office, where Sir Eric Barrington, representing Foreign Secretary Lansdowne, expressed profound astonishment and said this was the first intimation the government had received. Sir Eric's first expression after he

nad been handed the report of the Associated Press, was: "Extremely extraordinary."

The Foreign Office, according to Sir Eric, had no idea Japan intended to agree on all points. The Associated Press understands, however, that it was well known in official quarters here that Japan was so anxious to make a good impression on the world that she was ready to make extraordinary con-

Sir Eric Barrington also informed the Associated Press that the Anglo-Japanese treaty was released by the announcement of the decision of the Portsmouth conference, but that the terms would not be given out till the government had been officially notified of the result of the peace conference. The Associated Press also conveyed

the first information to Lord Lansdowne, who was at his country seat in Ireland, and to the other Cabinet Ministers, who are absent in different parts of the United Kingdom and on the continent.

Baron Hayashi, the Japanese Minister, also received the first information from the Associated Press. The Minister was at his country home, where he was seen by the Associated Press correspondent. "I got my first intimation of the result

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Agreement reached through consensus
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Pacific Coast.

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Saloonkeeper mistakes policeman for foot-pad. Page 14. Pivotal point to advertise Oregon is said to be now. Page 12. Anditorium Pas & Constess in

IS THE PETITION

Administrator of A. H. Johnson Estate Is Charged With Breach of Trust.

HEIRS ASK HIS REMOVAL

Contention Is That Valuable Estate Is Mismanaged and Terms of Trust Deed Violated in

His Own Interest.

......... CHARGES MADE THAT ESTATE HAS DWINDLED IN VALUE.

The petitioners in the matter of the estate of A. H. Johnson, deceased, set forth that under the administration of William Ladd the estate has dwindled in value.

It should be remembered that the property to be administered does not nclude the property appraised at \$442,100, deeded to William Ladd antrustee, but only the residue of the estate. The following figures are compiled from the statements of the etitioners, who quote them from the administrator's reports; Value of the estate at vari-

Bankson &					
Septemb					
June 27	1899	S		13	4,348.3
April 27	1900		0.000	11	9.112.
Decemb					
Decembe	er 19:	1900.		9	8,59E.8
August	25, 19	04		. 9	7,177.1
March :					4,048

....... Attorneys acting for the heirs of the late A. H. Johnson, filed a petition yesterday in the County Court asking for the removal of W. M. Ladd, as administrator. Charges are made that he has been unfaithful to his trust, that he sustains personal relations with the estate and that he claims certain righs therein which are inconsistent with a strict and impartial performance of his duties as administra-

A. H. Johnson, whose estate is thus thrown into litigation, was a prominent citizen of Portland, Johnson street and addition to this city being named for him. He accumulated a fortune in the meat business and was one of the foun ders of the Union Meat Company. By judicious investment in real estate his fortune grew to such large proportions P........................

PROPERTY OF A. H. JOHNSON AS TRUSTEE.

According to the trust, the followng claims were to be paid by W. M. Ladd, trustee:

This table is complied from state-

the County Court.

praised value was \$792,000. Against this there was an indebtedness of \$366,000. W M. Ladd sustains a dual relation toward the estate-that of trustee for property deeded to him by Mr. Johnson before his death, and also that of administrator, having been appointed to that responsible position in 1888. In both positions, the petitioners allege that instead of administering the property for the benefit of the creditors and heirs he has acted sole ly in the interests of the banking firm of Ladd & Tilton to which Mr. Johnson was indebted at the time of his death to the amount of \$189,000. The petitioners-C. N Johnson, T. M. Dunbar and J. B. Hibbard, represented by H. H. Riddell, as attorney ask that he be required to file his final

CONDITION OF THE A. H. JOHN-SON ESTATE IN 1894.

ters of administration be revoked, and

Liabilities. Claim of Ladd & Titon ... \$189,128.94 Claims of 37 other creditors 77,481.07 Total\$266,809.01 Excess of assets over lla-

Total appraised value \$792.552.27

...\$525,943.26 This table is complied from statements set forth in the petition filed In the County Court,

that some "competent and trustworthy person" be appointed administrator of the estate The petitioners are acting for the following heirs, all of whom are more o less well known throughout different parts of Oregon and California; C. N. Johnson, at present Mayor of Forest Grove, in this state, is a son; Stephen M. Arthur R., and H. B. Johnson, the latter of California, are also sons, while his daughters are Mrs. Thomas N. Dunbar, Mrs. May Wyllie and Mrs. Hibbard, of Portland, and Mrs. Mary Parkhurst, of California, while Mrs. Sadie Johnson, of Portland, is a daughter-in-law. In addition there are numerous grandchildren and other heirs.

Deeds Property to William Ladd. On January 25, 1994, A. H. Johnson was seized with a mortal illness. At that time the value of his estate was \$792,000 and he had debts of \$266,000, according to the petitioners. On that day he executed

(Concluded on Page 19.)

petent and trustworthy person" be appointed administrator of the estate.

strict and impartial performance of his duties as administrator.

and after expensive and unnecessary illugation.

ance chargable against him as administrator.

to Ladd & Tilton, and II other claims of \$77,681.07, a total of \$266,606.01.

which was appraised at \$370,452.27.

That the estate under the administration has steadily diminished in value.

That valuable farms in Washington County have been operated by him at a loss.