RAPID RISE IN REALTY VALUES

Some Comparisons Which Show the Trend of Lands in Portland.

GREAT PROFITS ARE MADE

In Many Instances a Few Months Have Seen Properties Almost Double and Advance Keeps Up.

Present demand for real property in Portland is sufficiently brisk to meet the greatest hopes of the most optimistic. The heavy deals which have already been consummated during the month of February have caused every one in the city to watch for the sales as they are recorded with an interest seldom exhibited in the real estate market before. Wherever men of affairs meet together, there is almost certain to follow a conversation upon the activity of the market and the sharp advance in both business and residence property.

Banner Year Promised.

In every way the year 1905 was the banner year in Portland realty, but, far as it was ahead of the years which had preceded it, there can be no doubt that it will be greatly exceeded by the records of 1906. In fact, it is a conservative estimate to say that the property transfers of this year will aggregate twice that of the 12 months previous. This may seem a bold statement, but it seems abundantly justified by the records up to this time.

The real estate transfers for January, 1906, as shown by the official records, amounted to $1,458,325, which is $964,069 in excess, or slightly less than three times the total reached during the opening month of last year. The present month is making even a better record. Up to this time the sales recorded during February amount to $1,515,395. Sales of property for the entire month of February, 1905, were only $502,750, or less than one-third the sales of the first 20 days of the present month. In fact, the sales recorded from February 1 up to yesterday are an advance over those of each of the opening months of last year.

Situation Not Surprising.

In this situation there is nothing extraordinary or even surprising. It is simply a growth of business that follows as a natural sequence the conditions which are to be found in Portland. Prices here have long been greatly below those of other cities on the Pacific Coast. There is no reason why this condition should exist, and capitalists are beginning to realize that it will not last long. There is every indication that at some time values here will equal and probably exceed those of the other Coast cities, and that the movement in that direction will be steady and rapid.

Those who had the foresight to invest in Portland a few years, or even a few months ago, are now reaping their reward in greatly increased prices. Many have sold at double or treble their money, and scores of others could sell at prices that would bring them in a handsome profit. Such a thing as a loss on a Portland realty investment is unknown. There is not a piece of ground in East, West, North or South Portland that has not been advancing.

Comparison of Prices.

A comparison of the prices paid by Charles Sweeny, the Spokane millionaire, for Portland property, and the value of the same property today, gives a good idea of the trend of the market. In August of 1904 Mr. Sweeny purchased the Dekum building for $350,000. In May of last year he paid $200,000 for the Washington building. At present, he is drawing from these two properties a 6 per cent net income on $1,000,000. It is doubtful if the two could be purchased for $1,000,000 cash today.

At the same time he bought the Dekum building, Mr. Sweeny acquired the Dekum homestead for $75,000. His agents in this city, Rountree & Diamond, recently refused an offer of $100,000 for this corner. Last April he paid $76,125 for the corner where the building is going up for Tull & Gibbs, at Seventh and Morrison, and $15,000 for the 50x100 site, or the ell with frontage on Park streets. The main corner, without improvements, would easily sell for $150,000, and the lot on Park street is worth $30,000 or more, as is shown by the fact that the site for the Hotel Oregon annex fronting on the same street near Stark, was bought for that price Monday.

Instances Are Many.

Other instances of the same character are to be seen on all sides. The quarter block at Sixth and Oak streets upon which Wells-Fargo are now building a 12-story brick, was bought not long ago by J. H. Peterson for $45,000. Peterson sold to the express company for $100,000, and if the tract was vacant today it could be disposed of for at least $125,000, this being the price paid Monday for the Steinbach property.

The half-block owned by S. Morton Cohn, the sale of which was reported in The Oregonian yesterday at $130,000, was purchased by him two years ago for $40,000. Only eight months ago Mr. Cohn gave a local dealer a 15-day option on the property at $65,000, and no one could be found to take it at that figure. On the same block, the Oregon Hotel site sold in October, 1905, for $40,000. Without improvements, this corner would now bring about $125,000. The property purchased recently by the Meier & Frank Company is another good instance. Last year Mr. Maxwell offered the piece for $65,000. The price paid by the owners of the department store recently was $105,000.

Higher on Each Side.

What is true of business property on the West Side is paralleled on the East Side and by residence property on both sides. An instance of this is shown in the heavy sales in Ardmore, amounting to more than $100,000. Last Summer this tract was selling at $3500 a lot. The prices in the many recent deals was $5000 a lot.

Dealers are greatly pleased with the way that real estate is moving, and express their confidence in no uncertain terms. "Portland property never was moving so well before, and this year will be the best ever," said C. K. Henry. "There is more money, both local and outside, here for investment than at any previous time," was the expression of W. H. Grindstaff. "This year is sure to see a great development in the real-estate market," said N. W. Rountree. "The East Side is advancing and will continue to advance abreast of the West Side," was the testimony of Joseph Healy. These are the character of expressions heard everywhere. There is no danger of any setback. Portland property is on the upgrade to stay. There is poor picking for pessimists in Portland just now.

Corporations File Articles.

Articles of incorporation of Brayton & Lawbaugh, Limited, were filed yesterday by Harrison G. Platt, Robert T. Platt and George J. Perkins; capital stock, $25,000. The objects are to acquire timber lands, operate lumber and logging camps, railroads, etc.

Incorporation articles of the Nordby Lumber Company were filed in the County Clerk's office yesterday by Mandives Olsen, T. W. Nordby and N. D. Simon; capital stock, $50,000. The purpose of the company is to manufacture lumber, shingles, doors, etc.

H. Meister, C. B. Williams and John Fuergy filed articles of incorporation yesterday of the Enterprise Beer Agency; capital stock, $5000. The objects are to sell beer, soda and mineral waters, etc.

The Automatic Gas Light Company—G. H. Tounslee, president; A. S. Draper, vice-president; C. V. Fletcher, secretary; C. A. Forsberg, treasurer—filed articles of incorporation in the office of the County Clerk yesterday. A. L. Ellis, of Los Angeles, is also one of the incorporators. The capital stock is $50,000. The business of the company is to engage in manufacturing and selling gas machines, gasoline, gas fixtures, burners, mantles, stoves, incandescent supplies, etc.

MUST PAY THEIR LICENSES

Warrants for the Arrest of Many Are Issued.

Yesterday the license department of the City Auditor's office secured warrants for the arrest of 34 local persons and firms on account of delinquencies in paying the general occupation tax for the last quarter of 1905, and arrests will be made this morning unless the amounts due are forthcoming. Those involved in the transaction of yesterday embrace nearly every class of employment except lawyers. Warrants will soon be issued for the arrest of 25 of the latter unless they pay up in the meantime. Yesterday's batch of offenders under the ordinance providing for the payment of the tax are:

M. P. Fleming, 402 Williams avenue; B. Goldberg, 652 Hood street; Hai Kee Jan Co., 29 North Second; C. L. Holland, 208 Fenton building; Ben Holladay, 495 Alder street; H. F. Padgham, foot of Lincoln street; Adolf Hirt, 306 First; W. I. Swank, 148 Front; L. Crum, Abington building; H. M. Covey and W. H. Riddle, 503 Alder; Joseph Managhan, East Twelfth and Stark; C. F. Bloom, 32½ Sixth; Jennie Lindell, 702 Marquam block; John Zaro & Co., 101½ North Third; Dr. Ernest Barton, 216 Oregonian building; M. J. Sennox, 208 Salmon; W. A. Storey, Seventh and Hoyt; H. N. & C. W. Ross, 266 Stark; T. W. & E. C. Reed, 346 Alder; C. Siscel, 63 North Second; R. E. Phillips, 54 Third; Elsie D. Patton, 301 Marquam building; J. R. Rogers, 90 First; T. McDaniel, 321 North Seventeenth; D. W. Sullivan, 43 North Second; S. A. Davis, 674 Hood; C. H. Saake, 311 Dekum building; H. E. Wood, 31 North Sixth; G. A. Miller, 355 Stark; H. V. Adix and R. B. Northrup, 416 Dekum building; S. Abraham, 148 First; S. Nutbrown, 121 Russell; Edward Atkinson, 322 Third.

REVOKES LIQUOR LICENSE

St. Johns Council Rescinds Its Action of a Former Meeting.

At an adjourned meeting of the St. Johns Council Monday night, all the members being present, Councilman J. H. Shields introduced a resolution rescinding the liquor license granted to the St. Johns Hotel Company about a week ago and the resolution was adopted by a majority of one. The vote was: For rescinding the license—Shields, Edwards, Brice and Leggett; against—Peterson, Linquist and Thompson. This resolution also carried with it a provision that the $1000 check on deposit from the St. Johns Hotel Company be returned to Manager Nye with thanks.

So the whole situation on the liquor question in St. Johns is again changed, and stands where it did before the license was granted. Councilman Shields in introducing his resolutions contended that no license could be granted by resolution and read portions of the city charter to fortify his position. He also appealed to the City Attorney and he confirmed that opinion.

What the next step will be remains to be seen.

W. G. McGarry says the St. Johns Hotel Company holds a contract with the city to grant it a license, and it must grant it or be liable for damages.

At this meeting Marshal Merritt tendered his resignation, which was accepted, and H. W. Bryson was appointed in his place. O. R. Downs, who is acting as Deputy Recorder during the illness of J. W. Hanks, announced to the Council that he would not serve longer unless the Council paid him $100 a month. The compensation is $40 a month at present. This and other matters were continued until the adjourned meeting this evening.

Christian Endeavor Convention.

It is expected that more than 100 delegates will leave tomorrow morning from Portland to attend the 17th annual state convention of the Oregon Christian Endeavor Union, which meets in Corvallis February 22 to continue through February 25. Day sessions will be held in the First Presbyterian Church. Thursday and Friday evenings meetings will be held in the First Methodist Church. Saturday and Sunday nights the meetings will take place in the Armory.

State officers are: President, John A. Rockwood, Portland; secretary, Miss Dolcie C. Dye, Oregon City; vice-presidents, Miss Alice Christian, Mrs. Ella D. Rice, Rev. A. A. Winter; field secretary, Rev. W. J. Sharp; committee field secretary, Rev. D. A. Thompson, chairman; advisory members, Rev. A. J. Montgomery and Rev. E. S. Muckley. Superintendents—Junior Endeavor, Mrs. T. E. Gault; temperance and good citizenship, H. E. Powell; Christian Endeavor literature, Rev. C. T. Hurd; press agent, W. A. Dill; committee arrangements, Miss Ethel Hollister, Professor W. P. Shaw, John Shroeder, Miss Kate McKenny; chairmen committees, Rev. E. F. Greene, Professor Fallandier, C. T. Hurd; executive committee, Miss Mary Sutherland, Miss Cameron, Miss Pearl Guthrie, Mrs. C. L. Heckatt, Rev. M. S. Bush, Rev. E. F. Greene and Rev. C. T. Hurd.

Will Repair the Steel Bridge.

With the repairing of the Steel bridge, which will be begun early next month, all street-cars crossing that structure will be routed by way of the Burnside-street bridge until the lower bridge is in a condition for cars to cross it again. Bids for the work of re-decking the bridge are to be advertised on March 1, and soon thereafter the work of taking up the old planking and laying new will be begun. Pedestrians can still use the bridge, but street-cars and vehicles must use another route. This condition of affairs will congest traffic on the Burnside bridge, as the Montavilla and East Ankeny cars, which usually use the Morrison bridge, are already compelled to cross by the Burnside structure because of the Grand avenue fill, and these two lines will continue to cross the Burnside bridge for some time yet, or probably until the Steel bridge is redecked.

DELIGHTFUL NEWPORT.

Splendid Weather at This Popular Pacific Coast Resort.

Delightful in every particular is the weather at Newport, and the Southern Pacific and the Corvallis & Eastern railroads have resumed their cheap rates to this place for the Winter. Particulars by asking at Third and Washington streets, Portland.

To regulate the stomach, liver and bowels and promote digestion, take one of Carter's Little Liver Pills every night. Try them.

THE MARCH SCRIBNER

The Flowing Road
By HENRY NORMAN, M.P.
A record of the perfect holiday of an
AUTOMOBILE
journey of 1,300 miles. With illustrations from photographs by the author.

FRANCIS WILSON'S recollections of
Joseph Jefferson and the All-Star Cast in "The Rivals"
With Portraits.

A story of the California Mountains by
Thomas Nelson Page
Illustrated.

A Great Western Cattle Round-Up
Described and illustrated in a remarkable series of drawings, some of them in colors, by the artist, N. C. Wyeth.

Some Impressions of LINCOLN
By E. S. Nadal. New side-lights on his career and character.

Short Stories
by Mary R. S. Andrews, Helen Haines, Francis Lynde.

F. Hopkinson Smith's great serial "The Tides of Barnegat."

25 Cents a Number - - $3.00 a Year

OPENING OF STARK

Report of Viewers Will Be Considered.

PROPERTY-OWNERS OBJECT

Council Will Hear Protests of Those Who Are Dissatisfied With Damages Awarded and Levy of Assessment for Extension.

The report of the viewers in the matter of the proposed extension of Stark street will form the basis of inquiry at the Council meeting tonight, upon which occasion the body will hear whatever objections property-owners may urge against the findings of the three men appointed to investigate the subject.

Considerable difficulty has heretofore been experienced concerning this extension by reason of the general hostility of property-owners to the idea, and some time last year efforts were made through the old Council to overcome these objections. With that object in view, Walter F. White, Enos Swan and Larz Ackerman were appointed viewers to secure the opening of the street in its present westerly course and width from the west line of Twelfth street to the east line of Thirteenth, but there were such overwhelming remonstrances that the matter was abandoned for the time being, so that when the present Council came into office new proceedings were instituted along the same lines.

Report of Viewers.

On November 1 of last year the Council adopted a resolution favoring the proposed extension, and naming Oglesby Young, H. J. Morrison and J. P. Menefee as viewers. They filed their report with the City Auditor January 17, assessing the total damages on account of the appropriation of property to public use in the sum of $40,676, segregated as follows: Labbe Brothers, $19,567; A. H. Devers, $11,195, and William C. Walker, $9,914. In these estimates Labbe Brothers were awarded $100 as compensating damages for the removal of a small house, while Devers was given $2,200 on account of the removal of a large structure, while the buildings on the Walker Tract were considered to be rendered less valuable to the extent of $300 by reason of the proposed extension. The cost of engineering and advertising amounted to $72, while the fees of the viewers aggregated $160, swelling the total expenses to $40,908.

Distribution of Awards.

These amounts were distributed in the following ratio of assessment, and are the cause of all the protests, the general opinion of disaffected property-owners being that the same are excessive and that no such benefits will accrue: American Western Company, $552; American Trust & Investment Company, $34; P. H. Blyth, $672; Russell & Blyth, $241; heirs of C. P. Bacon, $84; heirs of Matthew Brady, $432; heirs of Aaron Beck, $144; George W. Bates, $163; Brooke & Glesy, $192; T. H. Bennett, $26; J. E. Blazier, $112; Anna Cahalin, $306; Anna Campion, $117; John Cordano, $40; J. D. Coleman, $19; John Clark, $248; Columbia Investment Company, $624; estate of Eliza Corbett, $18; L. G. Clark, $742; G. F. Cramer, $30; S. R. Cohen Real Estate & Investment Company, $164; estate of Henry W. Corbett, $522; Johanna Dougherty, $184; Edward F. Day, $160; L. M. Dickson, $523; Espy Estate Company, $144; W. R. Ellis, $124; Everding & Farrell, $312; Honora Farrell, $312; William Fliedner, $168; Failing estate, $294; Failing estate and Reed, $144; Clara Friendly, $956; Hugh B. Gearin, $756; Matilda M. Gearin, $987; Irene G. Gardon, $288; Dr. A. J. Giesy, $268; S. B. Huston, $120; Gertrude Hahn, $244; I. B. Holzman, $100; estate of Byron Z. Holmes, $84; King Estate Company, $372; Elijah Laib, $248; J. & E. J. Lee, $444; Library Association, $1104; estate of William S. Ladd, $296; Labbe Brothers, $1000; F. W. Leadbetter, $2466; Wilhelmina Meyer, $466; Alex and S. A. Marhead, $424; W. R., Mary and J. N. McKay, $168; estate of Stephen Mead, $52; Henry Meister, $34; Portland Lodge, No. 142, B. P. O. E., $491; H. L. Pittock, $1440; Ellen E. Ray, $36; M. Rosenblatt, $372; Amanda W. Reed, $168; Mary L. Sauve, $748; Maria A. Smith, $160; Jennie Shell, $50; Rosetta Sherlock, $124; Sweeney Investment Company, $252; A. B. Steinbach, $491; Security Savings & Trust Company, $10,837; trustees E. R. Congregational Church, $576; University Club, $483; Elizabeth Van Fridah, $578; Paul Van Fridab, $96; E. Van Fridah, $150; H. Weinhard estate, $1872; John Wagner, $164; H. and M. Wolf, $327; Isone White, $168; Richard Williams, $106; Tyler Woodward, $18; P. L. Wilson, Belasco, et al., $288.

EAST SIDE REALTY SALES

Quarter Block Brings Highest Price in History of That District.

A quarter-block at the southwest corner of Grand avenue and East Morrison street sold yesterday at the highest price ever known to have been given for an unimproved tract of that size on the East Side. The sale was made by E. J. Daly, who, with Dan Malarkey and Roger B. Sinnot, were the owners. The price paid was $45,000. The owners recently purchased this quarter and two others for $65,000. The new owners will soon begin the erection of a three or four-story brick building.

Another purchaser, whose name is not announced, has bought through Mr. Daly the northeast corner of Grand avenue and East Oak for $13,000. This tract was owned by J. J. Kadderly and was the site of a three-story brick that recently burned.

Samuel Woodard has sold a quarter block at Grand avenue and East Pine streets to Charles Townsend, of Texas, for $9000. This sale was made by Mall & Von Borstel.

Partly Asphyxiated by Gas.

From 11 o'clock Monday night until 2 o'clock yesterday afternoon Waysil Pakulak lay on his bed in a room of the Eldoria House, 152½ North Sixth street, inhaling the deadly fumes of gas, and it was only by heroic efforts on the part of Policeman Carlson that the man was revived and is now recovering at St. Vincent's Hospital.

Pakulak thought he turned off the gas, but the jet was not fully shut and the fumes gradually filled the room, overcoming him. He would have been dead in an hour more, but the fumes were detected and the officer summoned. Two men have been asphyxiated in the Eldorado House, and the police will demand an investigation of the place. No register is kept of the guests there, and an effort will be made to compel the landlady to keep one.

Railway Personals.

R. V. Holder, of Chicago, assistant general agent of the Chicago & Northwestern, has been appointed general agent at Portland to succeed W. A. Cox, who has resigned his position here to become general agent for the Western Maryland at Baltimore. The changes in the local office become effective March 1. Mr. Holder has been associated with the Northwestern for many years, having been in the Chicago office for a considerable time, as well as representing the interests of the road at other places.

C. J. Gray, traveling freight and passenger agent for the Northwestern, has tendered his resignation, to become effective March 1, to accept the position of chief clerk with R. R. Hoge, district agent for the American Steel Company. Mr. Gray has been with the Northwestern for the past ten years. His successor has not yet been named.

Your health depends upon the condition of your blood. Keep it pure by taking Hood's Sarsaparilla.

THIS AD TELLS WHY

THIS ENTIRE STOCK OF

CRAVENETTES, RAINCOATS MACKINTOSHES AND OIL SKINS

FOR MEN, WOMEN AND CHILDREN

MUST BE SOLD AT THE ASTOUNDINGLY LOW PRICES QUOTED BELOW

MUST MOVE — STORE FOR RENT, FIXTURES FOR SALE; going out of the retail business. Inquire Goodyear Raincoat Co., 305½ Washington st. — Prices Slaughtered

Special No. 1 Rubber Coats for Teamsters Police and Firemen ..... Sale Price. $2 Actual Value. $7

Special No. 2.	Special No. 3.	Special No. 4.	Special No. 5.	Special No. 6.	Special No. 7.	Special No. 8.	Special No. 9.
$2.00 Buys Raincoat Actual $10.00 Value.	$3.50 Buys Raincoat Actual $12.50 Value.	$5.00 Buys Cravenette Actual $15.00 Value.	BOYS' AND GIRLS' Raincoats Almost GIVEN AWAY	EXTRA $1.50 Men's and Women's Raincoat Value $7.00	$7.50 Buys Cravenette Actual $18.00 Value.	$9.75 Buys Cravenette Actual $22.00 Value.	$10.50 And $12.50 Buys Cravenettes Actual $27 to $35 Values.

THE ABOVE ITEMS ARE FOR MEN AND WOMEN

MADE OF THE FINEST CRAVENETTE CLOTHS. NOTHING FINER WOVEN BY THE CRAVENETTE PEOPLE. WORKMANSHIP UNSURPASSED

305½ Washington St. **Goodyear Raincoat Co.** 305½ Washington St.

OPPOSITE OLDS, WORTMAN & KING

We Will Buy

You a Bottle of Liquozone, and Give It to You to Try

We make few claims of what Liquozone will do. And no testimonials are published to show what it has done. We prefer that each sick one should learn its power by a test. That is the quickest way to convince you.

So we offer to buy the first bottle and give it to you to try. Compare it with common remedies; see how much more it does. Don't cling to the old treatments blindly. The scores of diseases which are due to germs call for a germicide. Please learn what Liquozone can do.

What Liquozone Is

The virtues of Liquozone are derived solely from gases, by a process requiring large apparatus, and from 8 to 14 days' time. No alcohol, no narcotics are in it. Chemists of the highest class direct the making. The result is to obtain from these harmless gases a powerful tonic-germicide.

The great value of Liquozone lies in the fact that it is deadly to germs, yet harmless to you. Germs are of vegetable origin; and this gas-made product, when absorbed by them, stops their activities. We publish an offer of $1000 for a disease germ that it cannot kill. But to the body Liquozone is exhilarating, vitalizing, purifying. It is helpful in the extreme.

That is its main distinction. Common germicides are poisons when taken internally. That is why medicine proves so nearly helpless in a germ disease. Liquozone is a tonic.

We Paid $100,000

For the American rights to Liquozone, after hundreds of tests had been made with it. After its power had been demonstrated again and again, in the most difficult germ diseases. Then we spent in two years more than ten times that sum to let others test it at our expense. The result is that millions of people, scattered everywhere, have shared in the benefits of this invention.

We make the same offer to you. We ask you to prove, at our cost, how much this product means to you. Let Liquozone itself show how wrong it is to suffer from a trouble that it cures.

Germ Diseases

Most of our sickness has, in late years, been traced to germ attacks. The list of known germ diseases now numbers about one hundred.

Some germs—as in skin troubles—directly attack the tissues. Some create toxins, causing such troubles as Rheumatism, Blood Poison, Kidney Disease and nerve weakness. Some destroy vital organs, as in Consumption. Some—like the germs of Catarrh—create inflammation; some cause indigestion. Directly or indirectly, nearly every serious ailment is a germ result. Such diseases call for Liquozone—not drugs, which can't kill germs.

Every germ attack, no matter what its symptoms, calls for a germicide. The mildness of Liquozone makes some of its results seem almost incredible. But in that mildness lies the power that germ diseases need. And diseases which have resisted medicine for years often yield at once to it.

50c Bottle Free

If you need Liquozone, and have never tried it, please send us this coupon. We will then mail you an order on a local druggist for a full-size bottle, and will pay the druggist ourselves for it. This is our free gift, made to convince you what it can do. In justice to yourself, please accept it today, for it places you under no obligations whatever.

Liquozone costs 50c and $1.

CUT OUT THIS COUPON

Fill it out and mail it to The Liquozone Company, 458-464 Wabash Ave., Chicago.

My disease is.....

I have never tried Liquozone, but if you will supply me a 50c bottle free I will take it.

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Give full address—write plainly.

Note that this offer applies to new users only.

Any physician or hospital not yet using Liquozone will be gladly supplied for a test.

"The Whiskey with a Reputation"

Quaker Maid Rye

WINNER OF THREE STRAIGHT PRIZES

St. Louis, 1904 Paris, 1905 Portland, 1905

Can this leave any possible doubt in your mind as to which Whiskey is the best?

For sale at all first-class bars, cafes and drug stores

S. HIRSCH & CO., Kansas City, Mo.

TWENTY YEARS OF SUCCESS

In the Treatment of Chronic Diseases of Men and Women.

Female Complaints Treated by Lady Physician

Dr. Walker's methods are regular and scientific. He uses no patent nostrums or ready-made preparations, but cures the disease by thorough medical treatment. His new pamphlet on private diseases sent free to all men who describe their trouble. PATIENTS CURED AT HOME. Terms reasonable. All letters answered in plain envelope. Consultation free and sacredly confidential. Call on or address

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