NEW TODAY.

FULL BLOCK
200x200
Holladay Avenue
FIRST—SECOND—PACIFIC
$60,000
THINK OF IT!
Only $15,000 a Quarter

We are prepared to sell all, one-half, or quarter interest and syndicate this property.
It will be worth $100,000 as soon as the new

Steel Bridge Is Started

Quarters in this locality, with no frontage on Holladay ave., are bringing $20,000 to $25,000 today.

SENGSTAKE & LYMAN
90 FIFTH STREET

CHEAPEST LOTS IN PORTLAND
$150 Up

Terms $5 per month; 15 minutes' ride; no forfeiture for missing payments on account of sickness or loss of work. Come before the choice lots are gone.

SIX MONTHS' HOUSE RENT FREE

to lot buyers. Come to our office and talk it over. If you are interested we will take you out in one of our automobiles and show you the property.

GREGORY INVESTMENT CO. OWNER
418 Corbett Building.

SELECT
your home site within easy walking distance from the business district in
LADD'S ADDITION
reasonable restrictions and all street improvements in and paid for. All lots have
14-FOOT ALLEYS
in the rear.
ONLY **$1800** AND UP
and terms as low as
10% Down, 1% a Month
interest 6 per cent.
See agents at office on the ground at Hawthorne ave. and E. 16th st., or
F. W. TORGLER, 106 Sherlock Bldg. STRONG & CO., 605 Concord Bldg.

West Side Snap
Fifth street. 26x100, with good 7-room house, in good repair, and only 5 minutes' ride from the Postoffice. Price only
$3600
$1200 cash.
A. A. HOOVER
313 Gerlinger Bldg.

BUNGALOW
Willamette Heights
Lot 50x100 and 5-room bungalow, situated on a sightly spot on the Heights. For price and terms see us.
Mall & Von Borstel,
104 Second St., Lumber Exchange Bldg.

NEW MODERN
7-ROOM HOME ON EAST SIDE
Just completed today, cost $2600; 50x100 lot. Owner must have money at once, and no reasonable offer refused.
MURPHY & CASWELL,
230 Stark St.

FOR SALE
A beautiful home with every modern convenience, center high-class properties, No. 387 East Twelfth, North; easy walking distance, a block from car. Price and terms right. Must be sold at once. See it, then see us.
JACKSON & DEERING,
246 Stark St.

One of the best farms of 200 acres, 35 in cultivation, all fenced, watered by springs; soil the best for grain, fruits, the best walnut land; timber enough to pay for the land; 2½ miles from N. Yamhill, Yamhill County. Price terms see
J. L. WELLS CO.
636 Chamber of Commerce Building.

FOR SALE OR TRADE
1500-acre stock ranch, $10 per acre, all fenced, all tillable, substantial improvements, in Douglas County; or will exchange for Portland property or close-in acreage, paying difference.
JACKSON & DEERING,
Phone Main 345. 246 Stark St.

MORTGAGE LOANS
Lowest rates and terms to suit; special rates and favorable terms on large loans on business properties.
Funds Loaned for Private Investors.
A. H. BIRRELL CO.
202 McKay Bldg., 3d & Stark.

2½ and 5 ACRE TRACTS
All cleared and cultivated, close in, on Barr Road, $400 per acre, one-third cash, balance to suit.
MURPHY & CASWELL,
230 Stark St.

THE HEART OF IRVINGTON
BRAZEE - STREET ADDITION,
Lots 50x100, Including Improvements,
10 Per Cent Cash, Bal. Monthly.
See SCHOONMAKER,
708-9 Corbett Bldg.
Phones—M 7555, A 5722

NEW TODAY.

Absolute Bargains
$20,000
Trinity Place, 100x100 feet, right off from Washington and near 19th; east front; ideal site for apartments.
$16,500
Washington Street, above 20th, full size lot, 50x100 feet. Investigate this—it will pay you.
$10,000
Trinity Place, 50x100 feet, east front; choice location for apartments. The best lot on the street.
$5000
Everett Street, near 10th, fractional lot, 6 per cent net income; if improved would pay 12 per cent; within five blocks of the Pittock property on Washington.
$2750
Twenty-fifth Street, full size lot, 50x100 feet, near Thurman; choice site for flats or residence; no restrictions. A bargain much below market values.

JAMES J. FLYNN
512 Chamber of Commerce.

STATE
IRRIGATED
LAND
FILE TODAY
on a 40 or 160-acre tract.
LAND OFFICE
209 Wells-Fargo Bldg.

Irvington Bungalow
5 rooms, new, modern, hardwood floors, paved street, lot 50x100. Price $6000.
H. P. Palmer-Jones Co.
212-213 Commercial Club Bldg.

Are You Going to Build?
If so, it will pay you to see our complete line of plans.
We specialize the up-to-date APARTMENT-HOUSE, RESIDENCE FLAT AND ARTISTIC HOMES.
Let us build you a
CALIFORNIA BUNGALOW
SMALL PAYMENT DOWN BALANCE LIKE RENT.
Plans and Specifications Free.
Call and Talk It Over.
SPENCER McCAIN CO.
Architects and Builders.
618 NEW LUMBERMEN'S BLDG., COR. FIFTH AND STARK.
Phone Main 6000

CHEAPEST
Willamette Heights
Magnificent view lot, without climb, $1400 cash, balance $800, 1 year, 6 per cent. All improvements in. No climb. On Raleigh near 28th. South side.
Schaefer
317 Chamber of Commerce.

Thurman Street
The cheapest prospective business lot on the street, for a short time. Get in before something happens. $1500 will handle.
F. O. Northrup
315 Couch Bldg., 4th, Near Washington.

Portland Heights
House and 11 lots on carline, beautiful grounds and shrubbery, splendid view. This is the best investment of the heights for
$16,000
ZIMMERMAN
621 Board of Trade.

$35 For Rent or Sale 465 Weidler St. $5000
7-room modern house in Holladay's Add., fireplace, furnace, woodlift, rooms tinted, in best of condition, 1 block from Broadway car, 2 blocks from school, half hour's walk from Chamber of Commerce. Would accept reasonable amount on purchase, balance to be paid monthly. See owner, 291 Fourth st.

FOR SALE—REAL ESTATE.

OWNER must sell at once a new 6-room house, just completed; my loss is your gain. Call room 305, Lumbermens bldg.

FOR anything in Portland real estate see Columbia Trust Co., Board of Trade bldg.

I HAVE two lots near Alberta carline; must sell. X 116, Oregonian.

LEAVING city, will sell two houses and 2 lots; a bargain if taken soon. 558 E 8th.

THE best house in Ladd's Addition $5400; terms. Call up East 1247.

1½ ACRES, 15 minutes' ride West Side. This is a bargain. A 2986.

NEW modern 9-room house, in Holladay's Addition. R. R. Rice. Phone East 2482.

MUST sacrifice $5000 home in Piedmont. $3900. Woodlawn 1113.

MODERN 5-room bungalow for sale by owner, at 1186 East Yamhill.

I HAVE 5 Portland Heights lots for sale on carline, $600 each. A 124, Oregonian.

REAL ESTATE DEALERS.

F. Abraham, 205 Abington bldg. Main 9226.
Andrews, F. V., & Co. M. 3349. 20 Hamilton bldg.
Baker, Alfred A., 212 Abington bldg.
Beck, William G., 312 Failing bldg.
Birrell, A. H. Co., 202-3 McKay bldg. Real estate, insurance, mortgages, loans, etc.
Brubaker & Benedict, 502 McKay bldg. M. 349
Chapin & Herlow, 332 Chamber Commerce.
Cook, B. S., & Co., 503 Corbett bldg.
Fields, C. E., & Co., Board of Trade bldg.
Jennings & Co., Main 168. 206 Oregonian.
Lee, M. E., room 411 Corbett bldg.
Parrish, Watkins & Co., 250 Alder st.
Richardson, A. B., 321 Com. Club bldg.
Schalk, Geo. D., 264 Stark st. Main or A 292
Sharkey, J. P., & Co., 122½ Sixth st.
The Oregon Real Estate Co., Grand ave. and Multnomah st. (Holladay Addition).
Waddel, W. O., 309 Lumber Exchange bldg.
Walker, S. T., 604 Corbett bldg.
White, B. F., 227½ Washington st.

FOR SALE—REAL ESTATE.

GREAT SNAP.
7-room modern house on East 27th st.; gas, electricity, sewer, fruit; beamed ceiling, large hall, full basement, lot 50x100, facing east, fine neighborhood; we bought this at public auction and will sell for $2850 for 10 days only. Just $1000 less than its value; you will say so when you see it, and this price means terms. Might be had for a little less for cash.
F. J. STEINMETZ & CO.,
192 Morrison St.

GET away from the crowded, congested district and live in the free open air; fill your lungs with it and receive its life, vigor and health-giving properties. Your rent money will put you in a home of your own at Gregory Heights, which is only a short ride from the center of the city on one of the best carlines in Portland. Six months' rent free to lot buyers. Gregory Investment Co., owner, 418 Corbett bldg.

BUY of owner and save commission, one 7-room house with den, sleeping-porch, paneled stairway with beveled plate mirror; best of plumbing; full cement basement, laundry trays, gas and electricity; piped for furnace; corner lot, 50x100; east front; 891 Kerby st.; also 6-room house 893 Kerby, built same as corner house; on account of sickness will sell at a sacrifice. Call at 1004 Commercial st., or at property.

FIFTEEN minutes' walk from 3d and Washington, 8-room modern house; bath, sleeping porch, laundry, china closets, wood lift; on corner commanding a view of the whole East Side; if you are looking for a good buy on the West Side, in walking distance, here it is. 352
Price $4000, terms.
HARTMAN & THOMPSON,
Chamber of Commerce.

MASON STREET HOUSE $1[illegible].
Nice, nearly new, 5-room, story and half house on Mason, near Rodney ave.; full cement basement, gas, porch, bath, walls tinted, a nice little home; $300 cash, $20 per month. Grussi & Zadow, 317 Board of Trade bldg., 4th and Oak.

SWISS CHALET.
We have a pretty little home just completed four blocks from the carline; it has 5 rooms, fireplace, built-in bookcases, etc. The price is $3400, on easy terms.
H. P. PALMER-JONES COMPANY,
212-213 Commercial Club Bldg.

HAVE you money to invest in Portland real estate? L. Brandes has instructed me to sell all of his income property and building lots, which is very choice East and West Side property, at about 60 to 70 cents on the dollar. M. E. Lee, room 411 Corbett bldg.

6-ROOM house, with 4 full lots, fine fence, 40 nice fruit trees, and lots of berries, chicken park, very best soil, no gravel, close to car, $2600; terms if desired; the ground without improvements is more than worth the money. It is a snap. Call 513 Chamber Commerce.

APARTMENT-HOUSE SITE.
Corner lot, 50x100, on the southeast corner 12th and Harrison sts., two 5-room cottages, close to car, price $8000; terms.
MALL & VON BORSTEL,
104 Second St.

FOR SALE—My new, modern, five-room bungalow; am going to leave the city, must sell and will let it go at a bargain; part cash, balance easy terms; take East Ankeny-Rose City car to end of line; ask for Mr. Hendricks.

SUBDIVISION PROPOSITION.
26 acres on Oregon Electric line, 10 miles out, desirably located, over 26 in cultivation, running water, cheapest buy on the market. Vanduyn & Walton, 515 Chamber Commerce.

THE prettiest 6-room house and 50-foot lot; bungalow style; fine trees; just east of Piedmont; fireplace, beamed ceilings, new and modern; only $2400.
W. W. PAYNE,
1210 Williams Ave.

16 FINE new 2-story residences, 6 to 9 rooms, $3250 up; several new bungalows, $2500 up; also complete list home sites; 2 cheap Irvington, John Irving's Holladay Addition. M. 2836. 308 Oregonian bldg. W. H. Herdman.

PORTLAND HEIGHTS.
$3000—Lot 80x75, on Terrace Road.
$2600—Lot 50x40 on Hill Crest Drive.
Both are improved and have fine views. National Realty & Trust Co., 326½ Washington st.

A CLOSE-IN BARGAIN.
50x100, East Main st., near 17th; south front, cement sidewalk, improved street, sewer, gas; price much below actual value. See owner, 309 Lumber Exchange.

IRVINGTON 100x100 for swell home, on 19th st., only $2100; easy terms.
Corner 100x100, only $2200, on easy terms; $150 cash will handle either. Jas. C. Logan, 326½ Washington st., Room 404.

7-ROOM, new, modern, house, every modern convenience, on East 22d st.; owner must sell at sacrifice; will accept lot as first payment, balance easy. Call 513 Chamber Commerce.

CEMENT sidewalks and basements built, brick work of all kinds done, fireplaces, chimneys, etc.; estimates given.
Main 5799. HICKMAN & HINDLE.
218 Lumbermen's Bldg., cor. 5th and Stark.

WANTED—Men of family to save one-fourth of your salary by accepting our offer of six months' rent free to lot buyers in Gregory Heights. Gregory Investment Co., owner, 418 Corbett bldg.

$1850—$1000 down, new 5-room bungalow, bath, toilet, lavatory, sink in pantry, hot water, electric wiring, clothes closets, basement. 48th and East Harrison. Owner, J. Bowerby. Phone East 3647.

BY owner, new 5-room bungalow, strictly modern, restricted neighborhood; cement basement; front and rear porches; lot 50x100; 18 Cedar st., Firland, one block from cars; $1950; terms. Phone, Tabor 444.

7-ROOM house, modern and up to date, on Glisan, near 23d st. $7500; $4500 cash, balance to suit. Margulis & Schubach, 627 Board of Trade.

FOR SALE—On Portland Heights, by owner, a new 7-room house, with stable; lot 50x145. Price $3200 cash. Owner is leaving city. AG 116, Oregonian.

LOT in Alberta, two blocks south of Alberta st., on East 27th st. North, $400. Swedish Land & Colonization Co., 311 Worcester bldg.

$900—ONLY $300 down, buys choice lot in Irvington proper, high and sightly, best district. Jas. C. Logan, 326½ Washington st., Room 404.

SWIFT TOWNSITE.
Choice 50x100, on Derby st., next new bank building; carline now building. Owner, 502 McKay bldg.

6-ROOM house, lot 75x100, close in, West Side, $2800; $800 cash, balance to suit. Call 246 Meade st. after 6 P. M.

$100 CASH, $25 month[illegible], beautiful new home, E. 51st south Hawthorne; $2600. Everything modern, select neighborhood. Dr. Darling.

$500 CORNER LOT on 9th st., block Alberta car; an absolute bargain; terms $15 month. 483 Couch bldg.

FOR SALE—5-room modern bungalow in Creston, Mount Scott line; $1900; $150 down, balance terms. Y 119, Oregonian.

FOR SALE cheap, five-room house, barn, lot 40x100; $1300. $400 cash, balance $15 per month; rented at $10. Tabor 580.

CHEAP for cash, 2 lots in University Park, 2 blocks west of station, near Fifth; $800. Tabor 580.

MUST sell this week my new 7-room house, near car; $500 cash, balance $25 month. O 110, Oregonian.

NICE lot, 50x100, near Villa ave. car, Montavilla, $350; very cheap.
CULVER, 623 Chamber of Commerce.

MODERN 5-room cottage in Dallas, Or. Three blocks from business center, corner lot 50x100. G 119, Oregonian.

FOR SALE by owner, the handsomest bungalow in Irvington. Call and see it. 524 E. 20th st. N.

FOR SALE—REAL ESTATE.

$6500.
A fine new house, thoroughly well built, of the best of material; hard-wood floors, superior plumbing, oak front door, large plate glass windows, 4 fine bedrooms, large attic, toilets and lavatories on each floor, fireplace, exceptionally well arranged for a home; this house is close in, on a street with wide parkings and paved with asphalt; will be ready for occupancy soon and will be painted and walls tinted to suit purchaser. For full particulars see
STRONG & CO.,
Financial Agents, 605 Concord Bldg.

YAMHILL ORCHARDS COMPANY.
FRUITS AND WALNUTS.
We have the choicest land in Yamhill County for fruits and nuts and are offering it in 5 and 10-acre tracts, all planted and cared for for 4 years; easy-payment plan. Call or write for our booklet.
DIETZ-MUELLER CO.,
315-316-317 Abington Bldg.

HOOD RIVER.
5 and 6-acre tracts planted to Spitzenberg and Yellow Newtowns, and cared for till in bearing for $750 per acre, on easy terms. Land is on the West side and on the best "color bench" in the entire valley. If you know anything about Hood River apples and apple lands you will recognize this as a snap. If you don't know about Hood River see us at once and arrange to see this and other Hood River property.
W. M. CONKLIN & CO., Inc.,
407 Wells-Fargo Bldg.

ENGLISH WALNUTS.
Having planted 70 per cent of walnuts in Oregon, sold 90 per cent of plantings ever sold in Oregon, we feel our properties should invite consideration; $100 cash, $15 per month for each five-acre tract.
CHURCHILL-MATTHEWS CO. (Inc.),
Lumber Exchange Bldg., 2d and Stark sts.

$3600.
ATTRACTIVE BUNGALOW.
6 rooms, with hardwood floors, beamed ceiling, fireplace, with tiled mantel, Dutch kitchen, choice plumbing, gas and electric fixtures, city water, sewer connections, full lot, surrounded by nice homes, and best of car service; half cash, $1800 at 6 per cent.
STRONG & CO.,
Financial Agents, 605 Concord Bldg.

$15,000 IRVINGTON HOME.
Everything that could be desired in a modern home, including garage, just completed; offered by owner; can give immediate possession. G 121, Oregonian.

$2500.
Home on the West Side.
4-room bungalow, with bath, toilet, fireplace, tinted walls, gas and electricity; basement; sightly corner lot, 38x100; close to two carlines; small payment down, balance monthly, if preferred.
STRONG & CO.,
Financial Agents, 605 Concord Bldg.

19TH AND UPSHUR.
Full lot, f.. warehouse or other purposes, on Upshur, between 19th and 20th, $5250. This is situated in the midst of the manufacturing and warehouse district and will not last long.
H. P. PALMER-JONES COMPANY,
212-213 Commercial Club Bldg.

EAST YAMHILL ST. HOUSE, $1000.
Nice story-and-half, 5-room house; has good brick basement, gas and is in first-class condition, near 21st and Yamhill; fine location, street improved; price $1750 on easy monthly payments. Grussi & Zadow, 317 Board of Trade bldg., 4th and Oak.

$2500 4.72 ACRES. $2500
Wanted, a gardener or florist who can appreciate the value of the above; right on the Oregon City carline; running water, that can be handled so as to give double production. Jesse Hobson, 523 Corbett bldg.

IRVINGTON.
One or two 50x100 lots near Irvington Social Club, with good building elevation and fine shade trees, for only $1475 each, terms.
C. L. BAMBERGER, Main 5124,
508 Chamber of Commerce.

EAST 29TH ST.
The fact that the concrete bridge will soon be opened makes the two blocks we have at 29th and Sandy road the best buy on the market at $20,000.
H. P. PALMER-JONES COMPANY,
212-213 Commercial Club Bldg.

IRVINGTON HOME.
BUY FROM OWNER.
$1000 CASH WILL HANDLE
New and strictly modern; built by day's work; 7 rooms and sleeping porch; lot 50x100, asphalt paving and all other improvements. X 107, Oregonian.

CRESTON REAL ESTATE.
7-room modern house and one acre of ground, 2 blocks from carline. This is a new building and all finished in the very best of workmanship. Take Mount Scott car to Creston. G. H. Taylor.

WILL SACRIFICE.
Cozy 3-room cottage, lot 25x100, with bearing fruit, 2 blocks to car, only a few blocks from the bank and store at Kenton. See owner, 1218 Williams ave., or phone evenings C 1583.

$8100 IRVINGTON HOME.
Modern 8-room house, with everything that could be desired, and on easy terms; two blocks from carline.
H. P. PALMER-JONES COMPANY,
212-213 Commercial Club Bldg.

ROSE CITY PARK.
Two blocks from the car; all improvements paid, for fine quarter block for $1150.
H. P. PALMER-JONES COMPANY,
212-213 Commercial Club Bldg.

WILLAMETTE HEIGHTS.
8-room modern house with a beautiful view, sleeping porches, garage; two blocks from car.
H. P. PALMER-JONES COMPANY,
212-213 Commercial Club Bldg.

IRVINGTON LOT.
High and sightly; beautiful view of mts.; asphalt paving; sewer, water and gas all in. Only $1500; $350 cash, balance easy terms; interest 6 per cent. X 108, Oregonian.

HOLLADAY PARK ADDITION.
A snap; 100x100, corner East 28th and Wasco streets; best buy in the city; only $2200; easy terms. Vanduyn & Walton, 515 Chamber of Commerce.

SUMMER HOME—River site, 1½ acres, beautifully wooded, dogwood, fir, maple; boating, fishing; 20 minutes' walk to electric car, 10 minutes to railroad station. Investigate this. AB 108, Oregonian.

WEST SIDE INCOME PROPERTY.
$22,000—Full quarter block, centrally located on 14th st.; income $175 per month; terms. W. O. Waddel, 309 Lumber Exchange.

BEST BARGAIN IN PORTLAND.
Apartment-house site, 100x104, right on carline; 25 per cent on the investment. Call 1021 Hawthorne ave., cor. E. 34th st. Call today.

PORTLAND HEIGHTS—$4500—Lot 85x115, including reinforced concrete walls and lumber; magnificent unobstructed view. National Realty & Trust Co., 326½ Wash. street.

IRVINGTON.
We have a number of choice quarters in Irvington at attractive prices.
H. P. PALMER-JONES COMPANY,
212-213 Commercial Club Bldg.

APARTMENT HOUSE SITES.
We have several choice lots and quarters on the West Side.
H. P. PALMER-JONES COMPANY,
212-213 Commercial Club Bldg.

OWNER wants cash for equity in beautiful Portland Heights lot, balance 6 per cent; lot elevated, scenic, on paved street, on carline; must have cash. Phone East or B 1894.

MODERN 6-room house, lot 75x100, on Willamette Heights, $7250; $2500 cash will handle; this is a snap. Margulis & Schubach, 627 Board of Trade.

EAST BURNSIDE AND 27TH.
Corner lot, 50x100, for $1800.
H. P. PALMER-JONES COMPANY,
212-213 Commercial Club Bldg.

IF you wish to buy from the owner one of the finest corners in Irvington, modern house, trees, flowers and shrubs, all well grown, write Y 116, Oregonian.

WILL buy your equity in contracts in lots near Sandy road if bargain; mail full particulars. F 117, Oregonian.

A HOME IN BROOKLYN.
Lot 100x100, with 2-room house, modern, 2 blocks from car, $4200; terms. A 2986.

A SNAP.
Full lot, Irvington, only $1100. Call Mr. Mathias, 506 Abington bldg.

FOR SALE—Corner lot, 18 minutes' ride from city, 100x150, part cash, balance easy terms. Owner, 413 Fenton bldg.

$3000—NEW 8-room house, 50x100, West Side. Phone Main 864.

FOR SALE—REAL ESTATE.

$300 CASH.

Balance monthly, strictly modern, artistic and well-built cottage of 5 rooms, bath and hall; paneled dining-room, fine porcelain bath fixtures, front and rear porch, full basement, solid concrete foundation, improved street, cement walks, splendid location, 1 block to car; price only $2100. See owner at 1120 East Grant, near 28th, or phone Tabor 875. Will show property during day or evening.

BETHEL HEIGHTS WALNUT GROVES.
We give the buyer of walnut lands in Oregon the best proposition on the market today in PLANTED tracts of 5 and 10 acres each. Call and let us tell you about it or write for free folder.
DEVLIN & FIREBAUGH,
510-511-512 Swetland Bldg.

DANDY BUNGALOW.
New and modern in every way, 5 rooms and reception hall, large closet in hall, elegant fireplace, fine bath and lavatory, medicine chest, electric lights and gas, wood hoist, full cement basement, laundry trays, fine corner lot 50x100; can build cottage on back for rent; this was built for a home; a bargain at $2800; $1000 cash, balance easy terms.
HAWTHORNE REALTY CO.,
1021 Hawthorne Ave., Cor. E. 34th; Tabor 516.

EAST BURNSIDE DISTRICT BARGAIN.
Thoroughly up-to-date 6-room home, nearly completed, on E. Davis, between 20th and 22d sts.; walking distance; large, cheery front room with fireplace, beamed and paneled dining-room with elegant china closet, pass pantry, complete kitchen, 3 bedrooms, large closets, elegant bath, full cement basement, hot water coils in furnace; for quick sale $4250 cash or terms. I need the money. See owner, 617 Board of Trade. Phone Main 4875.

$6500.
Fine Home for Sale by Owner.
8-room house, besides reception hall and billiard-room, full cement basement; all modern conveniences, including furnace, hot water coil, fireplace, tile mantel, finest adjustable screens, gas and electric fixtures, Wilton velvet carpets, linoleums and shades; full lot, choice section of East Side; best of car service, $3500 cash, time on balance.
Inquire 605 Concord Bldg.

YOU MAKE THE PRICE.

I must sell my 5-room up-to-date bungalow; Come and see it and make offer. It cost over $3000. I must sell, so will take a loss. 1056 East Alder st. or 80 3d st.

THE HEART OF IRVINGTON,
BRAZEE STREET ADDITION.
LOTS 50x100
INCLUDING IMPROVEMENTS.
10 PER CENT CASH, BALANCE MONTHLY.
SEE SCHOONMAKER,
708-9 CORBETT BLDG.
PHONE MAIN 7855, A 5722.

H. P. PALMER-JONES CO.
REAL ESTATE AND FIRE INSURANCE.
NEW ZEALAND AGENCY.
213 COMMERCIAL CLUB BLDG.
MAIN 8699, A 2653.

FOR SALE by owner, a choice 7-room, concrete house, choice neighborhood, close in, asphalt street, tile floor in vestibule and bathroom, hardwood floors in dining-room, den, back hall and one bedroom; concrete floor in basement, furnace; everything you could wish for and the best of everything; only $5250. Call up East 1247.

HERE is a chance to buy a home by paying rent: Nice 4-room house on E. 44th st. $2000; $200 down, balance $20 per month. 7-room house on E. 21st st., $1300; $300 down, balance $15 per month. 4-room house on E. 33d st., $1500; $300 down, balance $15 per month. Margulis & Schubach, 627 Board of Trade.

IRVINGTON HOME.
Well located, near Irvington Social Club, 6 rooms, finished in Flemish oak down stairs and white enamel up stairs, dandy sleeping porch, alcove, library, fireplace and lawn; for only $3250. Think of it! Only $3250; easy terms. C 122, Oregonian.

8-ROOM, new, modern Nob Hill residence, full lot, $8750.
6-apartment house, new and modern, close in, on W. Park st., making 11 per cent on investment. $22,500.
New, modern 5-room bungalow, $160 down, balance monthly payments.
L. K. MOORE, 718 Swetland Bldg.

ALAMEDA PARK—Lots 50x100, beautiful home sites in the choicest residence district of Portland. Only a little money needed, 10 per cent down, balance in small monthly payments; nothing better on the market. Buy now. W. W. Cutler, 35½ N. 2d street.

IRVINGTON BUNGALOW.
Modern bungalow in the new part of Irvington; everything strictly up to date; hardwood floors, furnace, fireplace, etc.; faces east.
H. P. PALMER-JONES COMPANY,
212-213 Commercial Club Bldg.

$2250.
New 6-room house, with bath, toilet, electricity, neatly tinted walls, full corner lot, close to carline; $250 cash, balance $25 per month, including interest; will make you a nice home.
STRONG & CO.,
Financial Agents, 605 Concord Bldg.

$5000—Irvington, a fine, new, modern 6-room house on beautiful corner lot on East 19th st., near Hancock; this is a beautiful home and well worth your consideration; must be sold before May 7. C. F. Pfluger & Co., room 6 Mulkey bldg., 2d and Morrison sts.

MOUNT TABOR.
5-room house on 100x100, with barn; 7 large Royal Ann cherry trees, lawn, roses; 3 blocks from Mount Tabor car, for $2300; terms half cash.
H. P. PALMER-JONES COMPANY,
212-213 Commercial Club Bldg.

LOT FREE.
The first person who guesses what lot the Mysterious Mr. Raffles selected in East St. Johns will be given a lot in East St. Johns FREE. See plat at our office and register your guess. The Spanton Co., Leading Subdivision Agents, 270 Stark.

HOUSE 7 ROOMS, 3 LOTS, $4500.
This is choicest site on Mt. Tabor, almost on carline, covered with fine old fruit trees, improvements alone cost over $5000, best home buy on East Side. Apply owner 146 Second st. Phone Main 582.

$1500—A beautiful 50x100 lot in Irvington, near Thompson st., walking distance; all improvements in and paid for, arc light in front, nice elevation; for a few days only. C. F. Pfluger & Co., room 6 Mulkey bldg., 2d and Morrison sts.

FOR SALE or trade, 10-room house, all modern, half block from carline in Montavilla; $600, $20 per month will handle; also $500 worth of new furniture at a sacrifice; will trade my equity for lot or acreage. 207 Failing bldg.

$1500—5-ROOM cottage, south front, on Bush st., near E. 21th, 150 feet east Brooklyn carline. Rents $14, to close an estate must be sold. See
A. H. BIRRELL CO.
202 McKay bldg., 3d and Stark.

$100 CASH BUYS 6-ROOM HOUSE.
Snap, 6-room house, lot 60x100, 1 block from carline, $200 cash, balance $700 in monthly rent; place well worth $1200. 205 Wells-Fargo bldg. (220)

HOUSES for sale in all parts of the city; acreage close in and farms in Oregon and Washington. Phone A 4561, Kinney & Stampher, 531-532 Lumber Exchange bldg.

HERE is one for a quick turn, 6-room house, N. E. part of city on lot 45x100, $2200; $350 cash, balance to suit. Margulis & Schubach, 627 Board of Trade.

FOR SALE—Modern 8-room home in Irvington; fireplace, all conveniences. Phone owner forenoons. East 3846.

LOT 50x100, restricted district, fully improved; 38th and Thompson; $850; easy terms. Phone Tabor 431. B 2080.

CHEAP, for cash, quarter block, on Alberta street, near Williams ave.; must sell soon. K 121, Oregonian.

INVESTORS—Go to the Owners' Realty Association; buy direct of owners and save commission. 203 Abington bldg.

BUSINESS lot on Williams ave., east front, size 50x120; price $2600. Phone Woodlawn 382.

FOR RENT—FARMS.

FARM for rent; ten acres, two miles from city limits, on Section Line road; over half under cultivation; 4-room modern house, cement basement, fine well, large barn, outhouses, etc., all farm implements, cow, chickens, horses, wagon, etc.; rent reasonable to right parties. Owner, 171 2d st.

ACREAGE.

BEAVERTON acreage, right at Beaverton; could be platted for town lots; 7½-acre suburban home, only 40 minutes' ride on 4th street railway, with five trains each way per day, 7½ miles from the city; slightly sloping land, very deep, fertile soil; electric railway, also with six trains a day. Only 400 feet from Beaverton station; 2 acres beaverdam, 1½ acres asparagus, 2400 horseradish plants, ½ acre raspberries, 100 gooseberry plants, some currants and Loganberries, 30 6-year-old fruit trees, 5-room house, good barn 30x40, 7500 tiling. Income $1200 per year. One man and team does the work nine months of the year. Has help for asparagus. The location is ideal; street on the west, S. P. Railroad on the south, big ditch to drain beaverdam on the east, and wagon road to Portland on the north. Have receipts to show that this place does bring the returns claimed for it. Price $5000; half cash, easy terms on balance.
DUNN-LAWRENCE COMPANY,
248 Alder St.

A SNAP in Beaverton district—It consists of 60 acres, 50 of which are in cultivation; balance is nearly all slashed and fenced and in pasture. With the exception of about 20 acres, this land is all rich river bottom land, the soil of 30 acres of it being especially adapted to the production of onions. It has a fine bearing 4-acre orchard consisting of apples, peaches, cherries, prunes, pears and small fruits. Running water the year round. An excellent 1½-story house, a barn 30x50, with granaries and other outbuildings, are a part of the improvements of this ideal country home. It is located only two miles from a 10-grade school. Land adjacent to this, near Beaverton, is selling from $100 to $125 an acre. I am offering this at $80 per acre; $2000 down, balance in five years' time at 6 per cent. This place will be snapped up quick by somebody who knows a good thing when he sees it. For further information see
DUNN-LAWRENCE COMPANY,
248 Alder St.

10 AND 20-ACRE TRACTS.
Near Woodburn, 25 miles to Portland.
Railroad station on the farm.
All or partly in cultivation.
Finest of soil, no stone or gravel.
One mile to college and creamery.
Finest of running water all year.
Fine saw timber on each tract.
No better or cheaper land in Oregon.
Price $60 to $90 per acre.
Small payment cash, balance long time.
See owner, J. P. REIMERS,
709 Corbett bldg., cor. 5th and Morrison.

A SNAP IN A SMALL FARM.
40 acres on the Salem Electric road, 7 miles from Portland, on good country road, very fine rich black loam; 2000 cords of wood on the land; everything else in neighborhood selling for $100 to $125 per acre; our price $85; terms.
AMERICAN TRUST CO.,
200-204 Chamber of Commerce.
See N. T. McClennan.

FOR SALE—40 acres, 12 acres under cultivation, fine soil, producing 200 sacks potatoes per acre last year; 2 miles from Blodgett, Or. Good barn, small house, good well and spring; all kinds of fruit, half million feet fine saw timber, close to sawmill, $1000 cash, if sold next 10 days. Room 26 Hoyt Hotel.

5 AND 10-ACRE TRACTS BEAVERDAM LAND—RIVER FRONT.
$1000 will buy the finest 3-acre tract Beaverton land in the garden valley of Oregon; car on property; terms $200 cash, balance payments to suit.
305 Well-Fargo Building.

FOR SALE—100 acres cranberry bog; this is a gilt-edged proposition, genuine cranberry land; four acres near this has been in cultivation 10 years and yields annually a profit to the owner of $2000. For particulars, price and terms see F. S. Akin, 623 Chamber of Commerce.

ACREAGE.
20 acres, close to city, on O. W. P. carline; running water, no gravel; a good buy. Vanduyn & Walton, 515 Chamber of Commerce.

FOR SALE—East Hood River apple land; 200 acres best land for choice apples. For full information, attractive price, apply to F. S. Akin, 623 Chamber of Commerce.

4½ ACRES at Linneman Junction on the O. W. P. Ry. Johnson Creek runs through the place. An ideal place for a country home. Only $600. A. A. Hoover, 313 Gerlinger bldg.

WE have some attractive buys in Portland acreage. Columbia Trust Co., Board of Trade bldg.

BEAVERTON tract at bargain if sold soon. See Lathrop, 16 Hamilton Bldg.

A FINE ACRE at Mt. Tabor reservoir at $1450. AF 114, Oregonian.

NICE improved 1-acre tract, near Portland, cheap. 1419 Board of Trade.

40 ACRES heavy timber, fine soil, close to town. Price $45 per acre. Y 117, Oregonian.

WANTED—REAL ESTATE.

NOTICE TO OWNERS AND BUILDERS.
We have a great many calls at the present time for small houses on the installment plan. We will sell 500 homes in the next six months, owing to an elaborate advertising campaign, which we will inaugurate June 1. Will you be one of the 500?
AMERICAN TRUST CO.,
200-204 Chamber of Commerce.
See Mr. McClennan.

BUILDING LOT WANTED
From owner, in Irvington District. Will not pay any fancy price. Give exact location, with both cash price and price with terms if sold on time. A 118, Oregonian.

WANTED—House and lots on easy terms; we have customers waiting.
MARGULIS & SCHUBACH,
627 Board of Trade.
A 3241. Main 3558.

WANT to rent a good 4 or 5-room cottage, furnished, with the privilege of buying later; location must be good and house neat; give full particulars. Owners only. J 118, Oregonian.

WANT SMALL HOUSE.
Want at once, small house, with 1 or 2 lots, must be a bargain, close to car, between Portsmouth and Peninsula. Ask for Hellman, 316 Abington bldg.

I WANT nice residence lot in Irvington, Sunnyside or Mount Tabor; must be in good neighborhood; owners only. G 20, Oregonian.

HAVE cash customer for 5 or 6-room bungalow in Irvington; owners only.
THE WILLIAMS INVESTMENT CO.,
621 Corbett Bldg.

WANTED—A responsible tenant to take a long lease on my close-in Morrison-street corner; will build a modern business building to suit. B 122, Oregonian.

WILL buy small desirable improved farm where $300 cash payment will be acceptable. A 120, Oregonian.

CHOICE houses and building lots our greatest need; we can sell them. Columbia Trust Co., Board of Trade bldg.

WANTED—6 or 7-room modern house, with 50x100 lot, North Portland; give price and location. B 118, Oregonian.

WE want your best price for 5-room bungalow; must be near $2800; Sunnyside preferred; cash. 402 Couch bldg.

FRACTIONAL lot in choice locality, West Side; will pay $1500. Write Miller, cor. Humboldt and Delaware ave.

WANTED—House and lot in exchange for good acreage. 1019 Board of Trade.

FOR SALE—TIMBER LANDS.

TIMBER LANDS
OREGON, WASHINGTON, CALIFORNIA
JAMES D. LACEY & CO.,
Chicago, New Orleans, Seattle.
439 Chamber of Commerce,
Portland.

WE are headquarters for timber and lumber enterprises of all kinds. Kinney & Stampher, 531-32 Lumber Exchange bldg.

TIMBER LANDS, $2.50 per acre; I locate, you purchase; also some Government claims. 219 Worcester bldg.

TIMBER AND HOMESTEAD relinquishments. 327 WORCESTER BLOCK.

FOR SALE—FARMS.

16,000 ACRES grain and hay land or any part, $12 acre; well improved, crops now growing; stock ranches all sizes, $7 to $9 per acre. John White, John Day, Or.

38 ACRES with 1320 feet frontage on Base Line road, ¼ moneymaker at $250 per acre.
HURLBURT & JEFFERY,
M 1189. 229 Stark St. A 3814

FOR SALE—Well improved farm 144 acres, 75 acres under cultivation, 39 acres beaverdam, $14,100. Louis Bechtel, Salem, Or.

SEND for our list of Willamette Valley farms before buying; lands shown free. Olmstead Land Co., Salem, Or.

BARGAINS—Improved and unimproved Cowlitz County farm lands. Barnard & Co., Kalama, Wash.

ON WATER, near road; 152 acres, 1 mile out; make two farms; good markets; half exchange. Box 157, Yaquina, Or.; bargain.

ALL good ones, see us. Columbia Trust Co., Board of Trade bldg.

FOR SALE—FARMS.

A SWELL LITTLE COUNTRY HOME ON ELECTRIC CARLINE.
10 acres of fine black loam, ¼ mile from the station, on Salem electric line and on good county road; all in cultivation, nicely fenced, plenty of good water, a good house and barn and hop house, a nice family orchard; 1 horse, 1 cow, 225 chickens, wagon, 2 sets of harness, cultivator and all small tools; price only $3500.
Room 448 Corbett Bldg.

A DAIRY FARM TO TRADE.
We have a large dairy farm, which will run more than 2000 cows, to trade for Portland property. The soil is first-class and the price is right. What have you to trade? Call and see us.
RALPH ACKLEY,
445 Corbett Bldg.

SMALL FARMS.
Six acres, 1½ acres strawberries, 2 acres red raspberries, new house, 1½ miles to church and school, 12 miles from Portland; price $1300, half cash.
3 acres, 10 miles from Portland, 3 acres in cultivation, 1½ acres in raspberries, plenty garden truck; all fenced with wire fence, house of 3 rooms, barn, chicken-house; price $1250, $700 cash, balance long time at 6 per cent.
10 acres, 4 acres in cultivation, 12 miles from Portland, 1 mile from R. R. station; good house; price $1250; easy terms.
14 acres, all in cultivation, 100 fruit trees; good house, good well, all fenced, on main county road, 12 miles from Portland, R. F. D. and telephone; price $1700; easy terms.
SWEET, 145½ Fifth St.

A CITY MAN'S FARM.
Would you like to have a beautiful, low, rolling, green alfalfa foothill farm with a few trees, a stream, a fine view of the valley and snow-capped mountains, on a fine automobile road, near Portland, soon to have an electric carline, for $50 per acre?
It will produce 5 tons of alfalfa per acre. Net profit on 160 acres $3000. One seeding for life. No care.
It takes deep, rich soil, drainage and a proper subsoil.
If this statement is correct this land is worth $250 and will soon sell for $500 per acre. Come and see the alfalfa.
We have sold to six Agricultural College professors and soil experts. Learn what they say. 10,000 acres at a bargain.
GEO. E. WAGGONER,
923 Board of Trade Bldg.

160 ACRES on Sandy River, 20 miles east from Courthouse, half mile south Base Line road; 4 acres under cultivation, 40 acres fenced, well, small bearing orchard, barn, small house; 35 acres richest kind of loam for onions; about 3200 cords of wood can be cut on the place; can be hauled to Troutdale for 60 cents per cord; will net a profit of $2 per cord. Price $3500; terms.
80 acres, 22 miles from Courthouse, on Base Line Road; splendid for fruit, potatoes or dairy; fine drainage. Price $1800; half cash.
SWEDISH LAND & COLONIZATION CO.
311 Worcester Bldg.

$50 PER ACRE—140 acres, Columbia County, Oregon, 40 acres beaverdam, 28 acres all cleared, log house of 4 rooms, 1,000,000 feet of saw timber, living stream, good fishing, 7 living springs, 3 acres orchard, barn, outbuildings, 22 head of cattle, 4 head of work horses, all farm implements, ¼ mile to school, church, store; nothing reserved; household furniture, all crops; guarantee any man that this is just as represented; will pay expenses to see this property if we find bona fide purchaser; write freely. Northwest Timber Co., 520 Lumber Exchange bldg.

FINE FARM NEAR WOODBURN.
60 acres, 40 acres in cultivation.
Finest of soil, no stone or gravel.
6-room house, barn and outhouses.
Orchard, running water, good timber.
Adjoins railroad station.
One mile to college and high school.
Close to creamery and cannery.
Price $5000, $2000 cash.
Balance 4 years at 6 per cent or 6 years at 7 per cent.
See owner, J. P. REIMERS,
709 Corbett bldg., cor. 5th and Morrison.

HOOD RIVER.
MAKE YOUR OWN TERMS.
40 acres, all fenced, 12 acres cleared, all on irrigation ditch and level, no waste, 6-room house and barn, 18x22, 7 miles from Hood River, 1½ miles from Mt. Hood R. R. As good as the best fruit land in that section; price $250 per acre.
COLUMBIA TRUST COMPANY,
84 Fourth St., Board of Trade Bldg.

1000 ACRES in Willamette Valley, 3½ miles of R. R. station, 300 acres under plow, balance in timber and pasture; the finest of fruit land, close to school; fine proposition to cut into small fruit farms; several million feet of saw timber, 7-room house, large barn, easy terms; no phone information. Call if this interests you.
BRONG-STEELE CO.,
112 Second St.

A REAL BARGAIN IN A FARM.
60 acres of first-class farm land, 50 acres in cultivation, mostly in crop, 3 acres in timber, fair buildings, 2 family orchards, good well, spring, some farm implements, 3½ miles from electric line, $75 per acre, ½ cash. It would cost $100 per acre to clear land in this locality.
MOREHOUSE-KERTCHEM CO.,
322-324 Board of Trade Bldg.

SANTA ROSA, SONOMA COUNTY, CAL.—Franquette walnut groves being the safest and most profitable crop in the world, acquire a life competence while making easy monthly payments. Write for our booklet and learn of our novel plan; safest and most profitable crop assured. Beasley & Meyers, 245 Montgomery st., San Francisco, Cal.

A SNAP.
480 acres in Klickitat County, all fenced; 75 acres in cultivation; 5-room house, barn 30x40, family orchard, spring and well; $1000 worth of timber; $8 per acre, terms; also 1120 acres pasture at $5 per acre, easy payments. Arthur Gilfeather, Vancouver, Wash.

10½ ACRES of as pretty land as ever laid out of doors, all cleared but one acre and in crops, including 1000 grape vines; 2 miles from Forest Grove; R. F. D., telephone and milk route; $1650, terms.
COLUMBIA TRUST COMPANY,
84 Fourth St., Board of Trade Bldg.

32 ACRES, ½ in cultivation, balance in good timber, timber worth the price asked for place; 4-room house, good barn, well, spring and creek running through the place, some fruit, milk route, R. F. D., 3 miles from electric car, price $3100; terms. H 116, Oregonian.

BEST BUY in Oregon—463 acres; there is about 4,000,000 ft. of merchantable timber on this place; about 200 acres is beaverdam land, rest nice and rolling; 3 miles from depot; price $17.50; terms. For further information call on E. M. Young, Independence, Or.

STOCK RANCH.
2900 acres, best ranch in Central Oregon; 1200 Herefords; must sell; sacrifice entire equipment, easy terms; no equal on Coast. Commercial Editor Telegram, Portland, Or.

PRINCE RUPERT, terminus of Grand Trunk Pacific. First official auction sale of lots commences May 24, at Vancouver, B. C.; terms, quarter cash. For maps, etc., write C. D. Rand, agent for Government and Railway, Vancouver, B. C.

FOR SALE—33 acres, A No. 1; mostly all set in choice fruits and berries; house, 2 barns; 1 mile of Linneman's station, southwest of Gresham. Fred Broetje, 21 East 61st st.

FARM cheap, 85 acres, near Forest Grove, 35 acres in cultivation, house and barn, orchard, new fences, best of soil, fine; a snap for $45 per acre. Call 191 4th st.

640 ACRES, Central Oregon; can be watered from Deschutes ditch; $10 per acre, ½ cash; a snap. 211 Worcester bldg.

WANTED—TIMBER LANDS.

SILETZ claims; we pay cash for claims from owners. Nelson & Whittier, 317 Board of Trade.

SINGLE CLAIM on the Siletz River. 337 Chamber of Commerce.

TIMBER lands wanted. C. J. McCracken, 304 McKay bldg.

HOMESTEADS.

CENTRAL Oregon homesteads: rich soil, fine water, no alkali; locating fee $50. Wallace, 314 Washington, 2 to 5 P. M.

8 HOMESTEADS, joining, near Portland; locating fee $1 per acre. Room 14, Mulkey bldg., 2d and Morrison.

FARMS WANTED.

WILL BUY A LARGE TRACT OF LAND suitable for agriculture if price is right; must be close to city; give full particulars in first letter; 1000 acres will do. K 120, Oregonian.