

OFFICE BUILDING TO COST \$250,000

Park Street Property Leased for Thirty Years to Trust Firm.

VALUATION PLACED HIGH

Leases Plan to Erect Ten-Story Structure—Average Rental for Entire Term Is \$1250 Monthly—Negotiations Closed.

Leased for a term of 30 years, the property at the southwest corner of Park and Washington streets, owned by D. F. Durkheimer & Co., consisting of D. F. Durkheimer and Leo Friede, passed into other hands yesterday.

Ten-Story Office Building Due.

Although the lease calls for the erection of a six-story building, the site will be used for putting up a 10-story office building. This work will be started as soon as the lease goes into effect.

The property consists of a two-story brick building, covering the entire 50x100 feet negotiated in the lease. It has a frontage of 50 feet on Washington street and 100 feet on Park street.

At that time it brought in a rental of \$120 a month. A short time later the rental dropped to \$100 a month and continued at that figure for about three years, when the growth of the city westward began to be noticeable.

Graduated Scale of Rental Planned.

The terms of the new lease call for a graduated rental. This will start at \$100 a month and will continue at that point for a term of five years, when it will be increased to \$1100 a month, and once every five years an increase of \$100 per month until the final rental will be \$1500 a month.

This is the second large lease which was negotiated on Park street this week, and in the light of the corresponding locations affords an exceptionally good basis for a comparison of valuations of Washington and Morrison-street properties.

In view of the longer term the valuation of a lease of 30-year term is figured at \$200,000 and is a fairly true representation of the difference in values at present upon the two streets.

COUNTY IS MAKING MONEY

Active Business Causes Boom in County Clerk's Receipts.

County Clerk Field's office did more business last month than during any other month since Portland was established. The total receipts of the office climbed to \$3206.40, and more than half of this, or \$4751, was taken in over the counter for the recording of deeds and mortgages.

The total number of instruments recorded during the month was 381, and of marginal releases 527. In March, 1909, 3210 instruments were recorded and 454 releases made.

In spite of the large amount of work done the amount paid out by Mr. Field in salaries was \$2571.72, and the amount for supplies \$499.05, or a total expense of \$3070.77, while the amount paid in salaries in March, 1909, was \$2609.64 and for supplies \$1192.60, or \$3802.24, while the receipts for that month were \$704.53.

WOOD TO BE PRESERVED

Forestry Service to Co-operate in Determining Best Methods.

Arrangements were completed yesterday whereby the Forest Service and the University of Washington Forestry School will co-operate in the establishment of a wood preservation plant. This will be built on the campus of the University at Seattle, and a large number of experiments are planned in connection with the course of study of the utilization of wood products.

Timber operators in the Northwest and the Forest Service have determined from prolonged investigation that the principal wood destroying agencies, in order of their importance, are: Decay, fire, insects, worms and abrasion.

the uses of coal tar creosote, zinc chloride and wood creosote, and will be particularly applied to studies of effects on Douglas fir, Western hemlock and Western larch, from which a large part of the material is obtained for fence posts, railroad ties, telephone poles, mining timbers, piling and other uses where the element of decay must be considered.

RANGERS ARE ASSIGNED

Preparation of Trails to Be First Work of Restored Men.

Supervisor Sherrard issued an order yesterday by which 19 men will be restored to active duty on the Oregon forests for the season of 1910. The men will be assigned to preparation of trails and roads in anticipation of reaching and combating forest fires usually occurring in the Summer and Fall.

In the past few years the Forest Service has constructed 450 miles of trails and 208 miles of wagon roads, by which heretofore inaccessible regions have been opened to investigation and the pleasure of hunting and tourist parties. With the Winter storms many of the trails and roads become blocked by falling timber and sliding earth and stones.

REDUCED RATES ARE GIVEN

Railroads Provide for Rush to Rose Festival From East.

Official recognition has been made by the Central Passenger Association of the Portland Rose Festival, and this year reduced rates will be made for the Festival season by all the railroads.

Round-trip tickets to Portland from all Missouri River points will be cut down to \$50, which is a reduction of about one-third from the regular rate.

It is also announced that passengers wishing to come or return by way of California may purchase tickets to San Francisco one way via Portland or Seattle and obtain stopover privileges at either of the latter cities. Tickets will be issued good for return to reach the original starting point three months from the date of sale, but not later than October 31.

SEASIDE NOW HAS DOG THAT CAN "COON" TREES

Louis Henrich's Pet Will Also Climb Ladder Against House and Retrieve Articles Thrown on Roof Whenever Ordered.



LOUIS HENRICH AND BUSTER, HIS TREE-CLIMBING DOG.

SEASIDE, Or., April 1.—(Special)—To train his dog, Buster, to climb trees has been the ambition of Louis Henrich, citizen of Seaside, and now his ambition has been satisfied. Buster will climb any narrow girth tree to the height of 30 feet or more when ordered to do so, and with the greatest of ease, should come unhappy, being perched in the upper branches.

SPOKANE NEEDED MORE THAN RATES

Wood Pipe Company Never Considered Inland City for Site.

DENY NEWSPAPER CHARGE

Assertion That Portland Factory Would Have Gone to Spokane If Latter Had Terminal Rates Refuted by Manager.

Answering the charge made by the Spokesman-Review of Spokane to the effect that the lack of terminal freight rates for that city had caused the Portland Wood Pipe Company to come to this city from Spokane, F. M. Baum, general manager of the company, explained yesterday that his company was never located at Spokane, and would not have gone there had that city had terminal rates.

BLACK TO ADDRESS MEN

Noted Scotch Educator Will Tell of Personal Experiences.

Professor Hugh Black, the noted Scotch educator and lecturer, will address the men's meeting tomorrow afternoon at 3 o'clock in the auditorium of the Young Men's Christian Association.

PIERCE ARROW

Winner of Every Glidden Tour

COVEY MOTOR CAR CO.

Seventh and Couch Sts. PIERCE CADILLAC

Mr. Baum said yesterday that to both of these questions he must reply in the negative. "My company has no relation whatever to the Pacific Coast Company, which withdrew from Spokane," said Mr. Baum yesterday. "Our company was incorporated about a year ago under the laws of Oregon, and it has never operated in any other place. Spokane was never thought of as a site for our plant, and railroad rates in no way would have induced us to put our plant there."

COLONIST TRAVEL IS HEAVY

Three Cars Full Arrive From Cities in East.

One hundred colonists from the East arrived in Portland last night by way of the O. R. & N. One special car, containing 30 people, came from Denver, another car from Omaha, and a third from Chicago. These three were tourist cars, but a number of colonists came in the standard sleepers, also.

Orange Sherbet

A piquant finale for Sunday's dinner or evening luncheon. Ours is especially sharp and tasty, the pure juice of tree-ripened California oranges being its principal ingredient.

White Clover Ice Cream

Guaranteed to contain no gelatin, starch or other artificial compound—just rich cream and pure flavors.

T. S. Townsend Creamery Co.

Manufacturers of White Clover Butter. MAIN 4077 15-20 FRONT STREET. HOME A 4946

White Clover Ice Cream

Guaranteed to contain no gelatin, starch or other artificial compound—just rich cream and pure flavors.

PRICES: Brick, any combination of vanilla, chocolate, strawberry, etc., one quart 75c Two quarts \$1.20; each additional quart 40c. Bulk—All the standard flavors in ice cream and sherbet, one quart 60c Two quarts \$1.00; each additional quart 30c. Telephone Orders up to 1 P. M. Sunday.

T. S. Townsend Creamery Co.

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Advertisement for K-G Baking Powder. Features a large image of a tin of K-G Baking Powder. Text: "Cheapness vs. Quality. In the matter of food you can't afford to sacrifice Quality for Cheapness. Economy is right and good but inferior food products are dear at any price. K-G BAKING POWDER is economical—not Cheap. Try it. The best at any price or your money back. JAQUES MFG. CO. Chicago. Guaranteed under all Pure Food Laws"

YOU OUGHT TO BUY

Right away—do not put it off. This is a case of "He who hesitates loses." This land is being sold below its real worth. There is money to be made in this acreage.

COLUMBIA COUNTY ACREAGE

Has no peer as an acreage investment. It has the necessary qualifications to produce fruit, berries and vegetables of quality as well as quantity. It is close to Portland, with unexcelled shipping facilities, rail or water.

\$20 TO \$40 PER ACRE

The above prices cannot be beaten in land of equal richness as close to Portland. What's more, these prices will be advanced before long. We can arrange easy terms. Make it a point to see us as soon as possible.

COLUMBIA COUNTY INVESTMENT CO. 214-215 Board of Trade Building, Portland, Or. Please send me further information in regard to your Columbia County acreage. Name: Street: State: BRANCH AT GOBLE, OREGON, IN CHARGE OF ANTHONY HARDY

Sherman Clay & Co. The world's greatest musical instrument. Features an image of a Victrola. Text: "The splendid work of Chamberlain's Stomach and Liver Tablets is daily coming to light. No such grand remedy for liver and bowel troubles was ever known before. Thousands bless them for curing constipation, sick headache, biliousness, jaundice and indigestion. Sold by all dealers. Do you shape your head to fit your hat, or do you buy one-sixteenth sizes in the matchless Gordon?"

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Victrola. Come in and hear it. STORE OPEN TONIGHT.

NOTICE—

MONTCLAIR. Lots will NOT raise in price during our MONTCLAIR sale, but mark this well—THEY WON'T LAST LONG AT PRESENT PRICES. The Jacobs-Stine Company Largest Realty Operators on the Pacific Coast 146 Fifth Street Phones: Main 6869 A-6267