### OFFICE BUILDING TO GOST \$250,000

Park Street Property Leased for Thirty Years to Trust Firm.

VALUATION PLACED HIGH

Lessees 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.

Platt & Platt take the lease over for the Fidelity Trust Company, of which they are the incorporators.

The lease is made on the basis of 6 per cent on \$250,000 ground valuation, the average rental being \$1250 per month. Under the terms of the lease the lesses will be required to build a structure of not less than \$ix stories and costing not less than \$ix stories and costing not less than \$50,000. This lease goes into effect on July 1, 1911, until that time being under lease to the Royal Bakery Company and C. L. Eckhardt.

see engaged in repairing drift rences the average rental being \$1250 per month. Under the terms of the lease the lessees will be required to build a structure of not less than six stories and costing not less than \$50,000. This lease goes into effect on July 1, 1911 until that time being under lease to the Royal Bakery Company and C. L. Eckhardt.

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 building to be erected will cost something over \$250,000. Messers. Platt & Platt have as yet made no definite plans for the building, although they have already taken some estimates as the work. Save that the new tensor is the start the new tensor is the start the new tensor. The city government also will provide men for that purpose. definite plans for the building, attaological they have already taken some estimates on the work. Save that the new structure will be a modern office building, 10 stories high, a Class A and fireproof shullding, no definite plans have been reached. No architect has been commissioned to prepare the plans.

The property consists of a two-story brick building, covering the entir 50x 100 feet negotiated in the lease. It has a frontage of 50 feet on Washington street and 100 feet on Park street. This location was purchased by the present owners 17 years ago for \$16,500.

At that time it brought in a rental of \$130 a month. A short time later the rentals dropped to \$100 a month and continued at that figure for about three years, when the growth of the westward began to be noticeable and rentals began to one noticeable and rentals began to creep upward until now, as evidenced by the lease, they have reached a point where the annual rental is almost as large as the flat purchase price 16 years ago.

Graduated Scale of Rental Planned.

The terms of the new lease call for a graduated rental. This will start at \$1000 a month and will continue at that point for a term of five years, when it will be increased to \$1100 a month, and thus every five years an increase of \$100 per month until the final rental will be \$1500 a month. The average rental for the entire term is \$1250 per month. The terms of the lease were negotiated by M. A. Newell.

This is the second large lease which was negotiated on Park street this week, and in the light of the corresponding locations affords an excepsponding locations allored an excep-tionally good basis for a comparison of valuations of Washington and Mor-rison-street properties. This week M. W. Hunt negotiated a lease for his 50x100 feet at the northwest corner of Park and Morrison streets, 50 feet on Morrison and 100 fest on Park, on a basis of valuation of \$225,000 at 6 per cent for a term of 50 years. In view of the longer term the val-

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 to

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 \$8206.40, and more than half of this, or \$4751, was taken in over the counter for the recording of deeds

the counter for the recording of deeds and mortgages.

The total number of instruments recorded during the month was 3881, and of marginal releases 527. In March, 1968, 3810 instruments were recorded

and 454 releases made.

In spite of the large amount of work done, the amount paid out by Mr. Fields in salaries was \$2871.72, and the amount for supplies \$499.05, or a total expense of \$3370.77, while the amount paid in salaries in March, 1909, was \$2809.54 and for supplies \$1193.60, or \$3803.24, while the receipts for that month were \$7046.55.

Other statistics of the County Clerk's

Other statistics of the County Clerk's effice for last month, as compared with Other statistics of the County Clerk's office for last month, as compared with March, 1909, are as follows: Cases in Circuit Court, March, 1910, 242; March, 1999, 207; probate cases, 71, 56; insane committed to asylum, 17, 18; non-support cases, 8, 5; physicians' certificates issued, 0, 4; hunters' and anglers' licenses, combined, 228, 0; hunters' licenses, 27, 28; anglers' licenses, 524, 0; online licenses, 18, 16; stallion licenses, continu licenses, 18, 16; stallion licenses optum licenses, 18, 18; stallion licenses, 6, 5; optometry licenses, 0, 3; medical licenses, 8, 9; liquor licenses, 0, 1; citizens admitted, 5, 8; declarations of rtention to become citizens, 71, 89: articles of incorporation, 65, 58; notary certificates, 105, 92; notary commissions, 68, 45; divorces, 43, 28.

### WOOD TO BE PRESERVED

Forestry Service to Co-operate in Determining Best Methods.

Arrangements were completed yester-day whoreby 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 experi-ments are planned in connection with a course of study of the utilization of wood

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

It has been demonstrated that timber will last from three to five times as long after treatment as in the natural state. A system of open tanks will be con-structed. The experiments will include

the uses of coal tar creosote, zine chloride and wood creosote, and will be particularly applied to studies of effects on Dougias 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, pfiling and other uses where the element of decay must be considered. It is estimated that 16,000,000,000 feet of timbers are renewed by users in the It is estimated that 10,000,000,000 feet of timbers are renewed by users in the United States with each year because of decay, the original cost of the timber for each renewal being \$70,000,000.

Preparations will be made for wide dissemination of the information obtained at the University experimental plant.

RANGERS ARE ASSIGNED

Preparation of Trails to Be Firs Work of Restored Men.

Supervisor Sherrard issued an order vesterday 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

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. The first work the men will have to do will be to clear out the debris. Several will be engaged in repairing drift fences which are maintained in the interests of stockmen. The men appointed are:

### REDUCED RATES ARE GIVEN

Railroads Provide for Rush to Rose Festival From East.

Official recognition has been made Donald of this fact this morning.

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.

# 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 effeet that the lack of terminal freight rates for that city had caused the Portand 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.

erminal rates.

Mr. Baum explained that his company came to Portland because this city is the best distributing point to be found for their products, and for the further reason that it is the best piace to get the necessary clear fir for the manufacture of pipe

Allegations made by the Spokane paper were the outgrowth of a contract given the local company by the Post Falls Land Company for \$50,900 worth of wood pipe, and the paper charged that had it not been for the lack of terminal rates for Spokane, the money for the contract would have been retained in that city. Thus the railroads are blamed for Portland's success in getting so valuable a manufacturing plant as the company mentioned. Allegations made by the Spokane paper

nentioned.

This is not the first time Spokane has used the wood pipe industry as an argument for terminal rates, for when the ity had a hearing before the interstate Commerce Commission in regard to ter-minal rates, it was argued that the Pa-cific Coast Pipe Company had removed its plant from that city to the vicinity of Seattle on account of having to pay additional rates of freight. It has been 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 rail-roads. The Festival management received notice from Commissioner F. C. supply of the necessary material to be supply of the necessary material to be found at the latter place.

Press Quarrels Over Rates.

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 for 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.

A flood of inquiries from all over the Dast has been pouring in upon the Festival management and similar inquiries, particularly as to the privilege of going or coming via California, made of the Central Passenger Association, have resulted in the making of count of the lack of securing terminal company over was in Spokane, and if so if it was forced to leave there on account of the lack of securing terminal In a letter received by Mr. Baum from

### 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

S EASIDE, Or., April I.—(Special.)—
To train his dog, Buster, to climb trees has been the ambition of Louis Henrich, citizen of Scaside, 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 pleasure, should some unhappy feline be perched in the upper branches. Using his fore feet precisely as a small boy uses them to swarm a tree, Buster sticks his hind feet and claws into the bark and boosts himself up.

Another of Buster's somewhat rare accomplishments is climbing a ladder placed against the side of a house, by means of which he will retrieve any art-

# HERCE

Winner of Every Glidden Tour

COVEY MOTOR CAR CO. PIERCE CADILLAC

rates. Mr. Baum said yesterday that to both of these questions he must reply in the negative.

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.

Portland Site Pleases

Portland Site Pleases.

"That we made a wise selection for our site has been proved by results. We have already taken several very large orders for work, one of which was that given to us by the Spokane firm."

The vital part of the complaint made by the Review is contained in the following paragraph, published Thursday on the editorial page of that paper:

By this action the railroads have not only taken from Spokane a \$50,000 contract which was rightfully hers, but have deprived the city of the benefits of an industry which is now doing a business of \$1,500,000 a year and employing from \$400 to 560 men. In this one industry, lost to Spokane, as many men are employed as the railroads claim they will employ in their shops.

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 Omana, and a third from Chloago. These three were tourist cars, but a number of colonists came in the standard sleepers, also.

The colonist travel this year is breaking records, but the exact figures will not be available until after the special rates have ceased to be effective.

BLACK TO ADDRESS MEN

Noted Scotch Educator Will Tell of Personal Experiences.

Professor Hugh Black, the noted Scotch educator and lecturer, will ad-dress the men's meeting tomorrow after-

## 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.

### Columbia County Investment Company

214-215 Board of Trade Building, Portland, Or.

BRANCH AT GOBLE, OREGON, IN CHARGE OF ANTHONY HARDY

noon at 3 o'clock in the auditorium of the Young Men's Christian Association. He has not yet announced his subject, but it is probable that he will give some of his personal experiences in his long work

for young men.

Professor Black is said to keep in contact with a larger number of college men than any other person in the world.

Each year he spends some time at the leading English universities and then comes to America where he visits the various schools. He always spends a week at Harvard and various schools. He always spends a week at Yale, a week at Harvard and considerable time at other institutions. He recently cancelled several engagements in the East in order to make his present trip to the Pacific Coast.

There will be no speaker at the boys' meeting, which is to be held at 3:30. Instead, moving pictures will be shown

stead, moving pictures will be shown and there will be a musical programme. 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, billiousness, faundice 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?



# Orange Sherbet

is especially sharp and tasty, the pure juice of tree-ripened California oranges being its principal ingredient. Same price as plain bulk ice cream. Cherry Glace Ice Cream Brick. Cherry confections in the rich, creamy Vanilla ice cream, only 10c extra.

## White Clover Ice Cream

DELIVERED TO YOUR HOME, ANYWHERE INSIDE CITY DE-LIVERY LIMITS.

PRICES: Brick, any combination of vanilla, chocolate. 75c strawberry, etc., one quart.

Two quarts. **81.20**; each additional quart **40c**.

Bulk—All the standard flavors in ice creams and sher-

one quart.
Two quarts, \$1.00; each additional quart 30¢.
Telephone Orders Up to 1 P. M. Sunday.

## T. S. Townsend Creamery Co.





musical-instrument



STORE OPEN TONIGHT

NOTICE-



Lots will NOT raise in price during our MONTCLAIR sale, but mark this well-THEY WON'T LAST LONG AT PRESENT PRICES.

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