

DEALS REALTY
NET A QUICK PROFITS

East Side Corner, Sold for \$50,000, Bought for \$40,000 Two Months Ago.

INVESTMENT IS SOUGHT

Southward Movement Along Principal Cross Streets Shown in Other Transactions on West Side—Leases Held.

Real estate transactions showing quick returns upon the investment were completed in Portland yesterday, prominent among them being the sale for \$50,000 of a Grand avenue corner which was bought two months ago for \$40,000, and the corner of Eleventh and Everett streets, for which \$2,000 was paid, and which was sold in September, 1908, for \$21,000. The day's sales showed the demand on both East and West sides for good property. The Grand avenue property is at the northeast corner of Washington street. It was bought by Winter Bros. It includes a three-story brick building on a lot 50x 100 feet. The sellers were J. M. Lelzer, I. G. Davidson and Dabney & Dabney. This is another of the many instances of rapid increases in prices on Grand avenue, where the demand for business locations has grown rapidly the last few months. The sellers bought this corner two months ago from the Clark Taber estate for \$40,000, the syndicate buying in the name of the Mercantile Trust Company. Both deals were negotiated through the agency of Dabney & Dabney and I. G. Davidson.

Buyers Seek Investment.

The building on the corner is a well-built three-story brick structure which brings in a rental of 7 per cent net on the purchase price of \$50,000. The ground floor is occupied with a moving picture show and a furniture store, and the upper floors a rooming-house is conducted. Winter Brothers bought the property as an investment. Morris Marks, a real estate operator, has bought the property at the southeast corner of Eleventh and Mill streets from Mrs. Joseph K. Clark, of Los Angeles, for \$30,000. The property consists of three lots and has a frontage of 160 feet on Eleventh street and 100 feet on Mill street. It has a two-story house in good condition. The sale was negotiated by D. Parker Bryon & Co. This house is the former family home of the Clarks. It is reported to have been resold by Mr. Marks for \$35,000 to a local investor, whose name is withheld. Three years ago the property was listed on the local market for \$15,000.

Sixth-Street Sales Made.

Two large sales on Sixth street were negotiated yesterday, the coming and an increased demand for properties in that section of the city, are clear indications of the movement southward along the principal cross streets in the side business properties. One quarter block, at the northeast corner of Sixth and Main streets, was bought by Fred A. Jacobs for \$200,000. The other quarter block, at the southeast corner of Sixth and Main streets, was bought by Fred A. Jacobs for \$200,000. Mr. Smith bought the property only recently and made a good profit on the investment. The sale was negotiated through the agency of D. Parker Bryon & Co.

DR. STRATTON IS BURIED

Impressive funeral services were held yesterday morning at the Taylor-street Methodist church for the late Dr. Charles Carroll Stratton, who died Monday at Salem. Dr. Benjamin Young was in charge of the service and was assisted by Rev. John Cudlipp and Dr. C. E. Cline. Dr. Cline, who was an intimate friend of Dr. Stratton for many years, told of the great work he had done as an educator. Besides being president of Mills College, Portland University and chancellor of Willamette University, the speaker said Dr. Stratton was offered the presidency of Stanford University. A large proportion of the congregation at the funeral was made up of friends of Dr. Stratton. The pallbearers, all associates of Dr. Stratton, were: Rev. C. T. Wilson, Rev. Harold Oberg, Rev. W. R. Jeffrey, Jr., Dr. Korr, Rev. D. A. Waters and Rev. E. B. Hertzler. Interment was in Riverview cemetery.

CITIZEN HAS INTERPRETER

Russian Homesteader Unable to Speak English Gets Final Papers. Through a Russian interpreter, John Walbruk of Lincoln County, in the United States Court, yesterday showed that he was a qualified American citizen, and obtained a final certificate of citizenship. Walbruk came to America for the purpose of making a home, and immediately following filing of his application for citizenship he took advantage of the homestead laws. He has been too busy as a farmer to acquire any English, but under the laws of the country a foreign-born homesteader is entitled to become a citizen regardless of his knowledge of the National language. Judge Charles E. Wolverton also ordered final papers issued to Alfred Heikila, a subject of Nicholas, of Russia, and Max Paul Hummel, heretofore acknowledging sovereignty of William II, of Germany. The two new citizens of the United States both read and write English.

Factory to Be Built.

Then the site will be covered with a two-story brick factory building, which will be equipped with modern machinery, ordered from Germany. With the new building this will give the Royal Bakery Company the quarters it needs in the same neighborhood. The total expenditure will be about \$55,000 in building and fitting up the plant.

1000-Acre Wheat Farm Sold.

An important sale in Gilliam County

farm lands is reported by D. B. Thomas, who has sold for his brother, F. S. Thomas, a well improved 1000-acre wheat ranch in that district. The property was bought by H. W. Miller, of Portland, for \$20,000, of \$20 an acre. This land is all wheat land which has been set to crop and which is some of the best land of that kind in the Gilliam County farming district. The improvements on the place are good. The big tract is located near Mikkaio Station.

PANACEA FOR LABOR FUSS
Employers and Employed Advised to Talk Over Matters.

PORTLAND, April 6.—(To the Editor.)—I notice that much is now said about labor and capital, strikes and prospective strikes. As I am a laboring man and been such all my life, I think it is not out of place to express my views on this very important subject.

In the first place, I think the present attitude of capital and labor is wrong and should be adjusted immediately. There is no question that wages of the laborer has not kept pace with the advanced cost of all commodities and should be adjusted, so that he, including his family or those depending on his or her wage, could secure the necessities of life, and be free about luxuries. Everybody, at least 90 per cent in the United States, are prosperous. One might say all but the wage earner. He is dissatisfied from the fact that the purchasing value of his dollar is reduced to 15 and as low as 50 cents. Inasmuch as the contractor, merchant and manufacturer are making larger profits than ever before, why should not labor receive more wages? In fact, labor's wages should be advanced without the asking. Go into the mining camp. Dason is \$1 per pound and flour \$19 per sack. Wages are paid proportionately, from the fact that the man who works must eat. The labor organizations are all right, provided they are conducted and controlled by sane men.

The reason why the labor organizations are a menace to property and good sound government is that they resort to violence and a blacklist a business house for discharging incompetent men, or men that they do not want; also their insane attempt to make a uniform scale of wages, the same for competent and incompetent men; also they greatly injure or destroy the business of the country, to all fair-minded men who believe in fair dealing by having a man walk back and forth in front of a business house carrying a placard, "Unfair House." This form of protest is a disgrace and should be discontinued for one minute anywhere. There is a law prohibiting it, and it should be rigidly enforced. What should be done is done at once is that employers of labor in the city should meet and adjust the scale of wages so as to meet the present conditions.

When the labor organizations say "You shall employ only members of our order," or say, "If you discharge competent or incompetent men, members of our order, we will strike," an organization should have no place of meeting in the United States, for it is nothing less than a mob of destruction. The first man hit when a strike begins should be the laborer, and the laborer should be the last to be laid off. We all remember the empty tin bucket and Coxey's army. I hope never to see that again, but it is a disgraceful condition existing, caused largely, I think, from the fact that wages now paid do not support a man and his family in spirit. If a general public meeting is disallowed, let each contractor, manufacturer or merchant hold a campaign with himself, canvas his help, then practice the Golden Rule. Do unto others as you would have others in like circumstances do by you. This method, and the labor law, would solve the problem.

W. M. KILLINGSWORTH.

NEGRESS ALLEGED THIEF

Railroad Laborer Accuses Her of Taking \$250 From Him.

Accused of robbing Ed Johnson, a railroad laborer, of \$250, Emma Crawford, a negress, said by the police to be a desperate character, was held to await action of the grand jury by Judge Bennett yesterday.

Johnson said that as he passed the woman's cigar store on North First street, she came out on the sidewalk and "winked" at him. Later, he said, as he was seated on a sofa in the rear of the store, the woman picked his pockets. Then a great noise was heard in the front room. The negress, he said, was trying to raid her place and urged him to flee.

When the police failed to appear he hid, he said, in a vesting case and found that the noise was made by Tom Mayoto, a Japanese, for the purpose of frightening the victim away. Johnson remained at the store until the police had arrived. He maintained that the woman handed his money to the Japanese through the door and that the Japanese secreted it. Mayoto will appear before Judge Bennett today. He was released under \$250 cash bail.

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Funeral Services Are Held at Taylor-street M. E. Church.

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Perfection in Piano Case Design as well as perfection of tone realized in the latest styles of Kimball Pianos

Nearly all the world's great musical authorities use and endorse the Kimball piano. Among them Calve, Patti, Emma Eames, Nordica, Sembrich, De Reszke, Walter Damrosch, Anton Seidl, Campanari, Arditi, Sousa, Chas. Kunkel, Remenyi, Ondricek, Delussan, Leonora Jackson and hundreds upon hundreds of others, including America's latest and foremost pianist, Myrtle Elvyn

If YOU are a lover of the beautiful, we extend to you a cordial invitation to view the finest display of Grands, Baby Grands, Uprights and Pianola Pianos that has ever been made in the great West, not to say America.

This is an exhibit extraordinary of the very choicest instruments made by the foremost piano makers of the world; a gathering never heretofore attempted or thought of.

There are but four truly great and representative American Pianos—Weber, Kimball, Lester and the founder of them all, the Chickering. There is but one establishment in Portland where these superb pianos can be obtained.

American piano makers today are unexcelled. American pianos are universally recognized as the finest the world produces.

This superb collection, in every conceivable style and size, and finished in the choicest and most exclusive woods, used only in the highest-grade piano-making, is unquestionably the most artistic exhibit that we have ever presented, or that we shall ever be able to present.

You are most cordially invited to inspect these instruments. Old pianos taken in exchange. Convenient terms of payment can be arranged.



353 WASHINGTON STREET AT PARK

RIVAL WINS; STUNNED

YOUNG STUBBS HURRIES EAST TO "PROBE SITUATION."

Learning That Florence Had Married Another, Nephew of Railroad Man Is Distressed.

LOS ANGELES, Cal., April 6.—(Special.)—"I learned about Miss Martin's marriage just a few minutes ago and—well, I shall take the next train for Arizona."

This was the only comment Ralph S. Stubbs, general freight and passenger agent of the Randolph lines, would make today after he had learned from the morning papers that his fiancée, Miss Madge Martin, of New York, had married her rival for her affections, Gladstone McElhinney.

Mr. Stubbs, who is a son of President Stubbs, of the Nevada University, and nephew of J. C. Stubbs, vice-president of the Harriman lines, came to Los Angeles Saturday with the party of Robert S. Lovett, president of the Union Pacific and Southern Pacific.

The young railroad man refused to make further comment upon the situation, manifestly so distressing to him. He acted like a man stunned. In a dazed manner he said "good-bye" to President Lovett and the other members of the party and took the first train for Tucson. What he intends to do there is not known, but he said something about "investigating" to one of the clerks in the party. He is evidently anxious to learn how McElhinney supplanted him so suddenly after he had won Miss Martin two years ago from the man who is now her husband.

Peach Crop Will Equal Record.

DAYTON, Wash., April 6.—(Special.)—"Barring improbable frosts, the Snake River Valley will produce a record peach crop this year," said J. T. Malcolm, a pioneer grower, here today. Each Spring interest of consumer, buyer and shipper centers early on the Snake River country, for here is produced the bulk of the peach crop of Eastern Washington. A bumper crop of apples, pears, prunes and apricots is also assured, according to Mr. Malcolm.

Seaside Is Making Trail.

SEASIDE, Or., April 6.—(Special.)—

PAVING SELLWOOD'S GOAL

Commercial Club Wants Hard-Surface on Eight Streets.

Eight of the principal streets of Sellwood will be improved with hard-surface pavements, if the plans of the Sellwood Commercial Club, adopted Tuesday night, are carried out.

At the meeting, over which D. M. Donough presided, it was decided to undertake the improvement of East Fifteenth, East Ninth, Tacoma, Spokane, Nehalem, Leo and Maldon streets and Umattila avenue with hard-surface.

The chairman was authorized to appoint a committee of three property-owners from each of these streets, making a general committee of 24 property-owners. This committee will investigate the pavements, prepare petitions for the improvement of streets and hold a meeting next Tuesday night in the Commercial Clubhouse to report.

A committee was also appointed to plan extension of East Fifteenth street north to a connection with Milwaukie street.

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Brownsville Election Passes.

BROWNSVILLE, Or., April 6.—(Special.)—G. A. Probstel won from Henry Blakley for City Marshal in the city election this week. The following city officers were elected: Recorder, W. S.

Physicians Are Rival Candidates.

CONDON, Or., April 6.—(Special.)—An interesting contest is in prospect for the annual city election, which will be held next Monday. Dr. J. W. Connelly, who is concluding his first two-year term, will be a candidate for re-election, and will be opposed by Dr. J. F. Wood, the only other physician in this city. The Mayor will serve two

Vermont Town Suffers \$75,000 Loss

NORTH POWNAL, Vt., April 6.—Fire today destroyed three buildings here, causing a loss of about \$75,000.

ORIENTAL RUGS AND CARPETS

We offer you the benefit of our years of wide experience in this line of business:

Our Motto: "Nothing But the Best"

of our buying at the very centers of production; of cultured and skilled taste in the selection of textures and colorings;

of the great advantages large capital and vast output secure for us.

In making your purchases of Oriental Rugs

here you have absolute assurance of Safety in Values at Best Prices

Our New Importations Have All Arrived

ATIYEH BROS. 394 Washington Street

Advertisement for California Fig Syrup Co. featuring a woman holding a basket of fruit and the text: 'A BEAUTIFUL COMPLEXION & BETTER HEALTH Will come, naturally, if Syrup of Figs and Elixir of Senna is used, when a pleasant laxative remedy is needed, to cleanse the system gently yet effectually and to dispel colds and headaches due to constipation. Its world-wide acceptance as the best of family laxatives, for men, women and children and its approval by the most eminent physicians, because its component parts are known to them and known to be wholesome and truly beneficial, are the best guarantees of the excellence of Syrup of Figs and Elixir of Senna. To get its beneficial effects, Always buy the genuine, MANUFACTURED BY THE CALIFORNIA FIG SYRUP CO. Buy a bottle today to have in the house when needed.'