SEALS WIN TWICE

San Francisco Defeats Hanford and Reds.

RAIN SPOILS 9-0 GAME

Modesto and Hanford Camps Scenes of Double-Header for Bay City Boys, Who Make Good Showings in First Contests.

MODESTO, Cal., Feb. 26.—(Special.)—The stay-in-cap Seals did themselves proud today when, with a burst of speed and timely batting they downed the Reds 7 to 3.

All told it was a good ball game, somewhat one-sided, but never without hope for the Modesto fans until the last man was retired.

Tommy Madden opened the game with a two-bagger, but was forced at third. In the second, Powell walked and stole. McCaulley fanned, but Harris drove into center, scoring Powell. Madden got his second two-bagger and in addition to tallying, the soldier went to third as Campbell let the ball go by him. Madden tallied on McArdle's drive and Lewis was fanned. Two more runs were added in the third. Mohler walked, and when Berry attempted a sacrifice, Perlin, the first sacker, threw the ball back of the automobile stand and "Captain" Kidd was home with Berry on third. Powell tallied the catcher and the inning ended with no more runs.

Ehrenpfort started in the fourth by giving Osborne a two-bagger, and although the runner reached third, with one out, he was held there. Another fled reached third in the fifth on a double and a wild pitch but could not make the circuit.

The sixth saw action of both sides. Harris beat out a hit that went with lots of speed to the pitcher and stole. Ehrenpfort fanned and Madden flied to center, but McArdle walked, and a hit in time by Jimmy Lewis scored Harris, McArdle stealing home.

The first of the bumpings by Modesto came in the last of the same inning. With one down, Meeding was hit and Palm singled. Perlin followed with a drive into left that Powell failed to get under and Meeding was home. McCarthy forced Perlin, but Mohler tried to double the old-timer out at first and his wild throw gave another run.

In the last of the eighth Osborne walked, stole, was sacrificed to third and come home on Palm's safe one. The score:

	R.	H.	E.		R.	H.	E.
San Fran.	7	10	1	Modesto	3	6	2

Batteries—Meikle, Ehrenpfort and Berry; Mobley, Sperry and Palm.

RAIN SPOILS GAME OF SEALS

By Score of 9 to 0, San Francisco Lads "Steal" Hanford Boys.

HANFORD, Cal., Feb. 26.—(Special.)—A cold shower of rain brought the much advertised game between Hanford and the Seals to an abrupt ending today after six innings had been played and the cessation of hostilities was welcomed by all concerned.

The Hanford boys found themselves woefully out of condition and even with the help of some of the Seal squad, the affair was turned into a joke after Harry Sutor quit pitching for the opposition. He was relieved in the fifth inning by a big lefthand country boy named Buckles, who was wild and given to standing on his head every time a batted ball came in his direction. As a result the Seals were soon ambling around the bases as if nothing was ever going to stop them, winning the game, 9 to 0. To make matters worse, Captain and Catcher Jehl, of the local team, was hit on the head by a pitched ball in the fourth inning while at bat and had to retire. The third baseman donned the mit and mask and did the best he could, handicapped by Buckles. Score:

	R.	H.	E.		R.	H.	E.
San Fran.	9	6	0	Hanford	0	3	4

Batteries—Henley, Browning and Ryan; Sutor, Buckles and Jehl, Martin.

BASEBALL COMES WITH SPRING

Ideal Weather Conditions Bring Out Amateur Diamond Stars.

Portland was gripped by the iron hand of baseball yesterday. All day long in the North, South, East and Western sections of the city and even in the down-town streets, players were conspicuous. Many impromptu games were played and today sore arms and bruised fingers will be the rule.

Dry fields and the Summer-like weather drew the ambitious players out from their Winter habitations. Many of those practicing yesterday were prominent local semi-professional players.

The old East Portland or Buckman's field, East Thirteenth and Davis streets, was crowded with ball teams from morn until sundown; the North Plaza block diamond was at a premium; the West End field was liberally patronized and the South Portland bottoms were lined with players all day. Everywhere could be heard the crack of horsehide against wood, the shouts of the players and the enthusiastic rooting of the assembled fans.

Yesterday was really the first day sufficiently good for baseball Portland has had this year and advantage was taken of it to "limber up."

One of the features of the day's sport was the playing of two Japanese ball tossers on the North Plaza block. These men learned the game in their native land after watching the touring American college teams and plan to sign with some of the fast local semi-professional teams. Several members of the Portland Giants (colored) also were out for a fling on the Plaza block. The colored lads expect a stronger team this year than they have ever mustered together. Last year they met the best of the state and local teams and at the season's end had a majority of victories.

Workmen began laboring yesterday to get McKenna Park, Portsmouth, into condition for this year's play. The Portland team in the Northwestern League plans to play its Sunday exhibition games on that diamond until Recreation Park is placed in playing condition.

CHEMAWA INDIANS NOW TIED

Fight for Second Place On in Basketball League.

CHEMAWA, Or., Feb. 26.—(Special.)—The Chemawa Indians by defeating McMinnville College in their last basketball game on Friday have practically tied up the second place between themselves, Klamath and McMinnville. McMinnville has still one game to play, that with Dallas College. The last game between Pacific University and Dallas has been canceled at the request of Pacific, which has not won a game and the cancellation will not affect the final standing of the teams, which at this time is as follows:

	Won.	Lost.	P. C.
Dallas College	6	0	1.000
McMinnville College	4	3	.771
Chemawa Indians	4	4	.500
Philomath College	4	4	.500
Pacific University	0	7	.000

INDIANS DEFEAT DUMB TEAM

Second Quintet Scores 32 Points to 13 by Opponents.

CHEMAWA, Or., Feb. 26.—(Special.)—The Mute School quintet was easily defeated by the Chemawa second team at basketball yesterday on the floor at the Indian School. The first half closed with the score 24 to 9 in favor of the Indians. The final score was 32 to 13. The Indian forwards and center played a pretty game and threw baskets almost at will, while their guards protected their opponents' basket. The lineup:

Chemawa Seconds.		Mute School.
Dawney	F	Toli
Naiena	F	Lynch
Purns	C	Hall
	C	Maloney
Petrovitch	G	Tussing
Walker	G	Hawley

World's Swimming Record Broken.

SYDNEY, Aus., Feb. 26.—The Australian swimmer, Longworth, today covered 211 yards in one minute and five seconds. This is a new world's record.

TREATY PLEASES JAPAN

Oriental Lumber Buyer Says Heavy Export Trade Will Result.

S. Ichii, of Yokohama, Japan, representing large Japanese lumber-importing interests, is at the Portland hotel on his annual trip to the United States to place an order for lumber. Last night he said this year will be specially favorable to the lumber industries of the United States for exporting to Japan.

"I think the new Japanese treaty will give commerce between the United States and Japan a great impetus," said Mr. Ichii. "I know the people of Japan are rejoicing over the treaty and I think it will not be long until every one in the United States will be convinced that the more cordial relationship established by the document will be appreciated in both countries. The treaty will undoubtedly establish a closer commercial relationship, as well as friendship, and, as they increase, so will sentiment that might have existed against the treaty in either country gradually die out."

From here Mr. Ichii will go to Europe.

DAILY METEOROLOGICAL REPORT.

PORTLAND, Feb. 26.—Maximum temperature, 47 degrees; minimum, 32 degrees. River reading at 8 A. M., 2.6 feet; change in last 24 hours, 0.3 foot rise. Total rainfall (5 P. M. to 5 P. M.), none; total rainfall since September 1, 1910, 28.16 inches; normal rainfall since September 1, 31.20 inches; deficiency of rainfall since September 1, 1910, 3.04 inches. Total sunshine February 26, 11 hours; possible sunshine, 11 hours. Barometer (reduced to sea-level) at 8 P. M., 30.23 inches.

THE WEATHER.

STATIONS.	Maximum temperature	Precipitation past 24 hours	Wind Velocity	Wind Direction	State of weather
Boise	32	0.00	4	W	Cloudy
Boston	50	0.00	18	SW	Cloudy
Calgary	14	0.00	8	SW	Cloudy
Chicago	42	0.28	12	W	Cloudy
Denver	26	0.04	14	NW	Cloudy
Des Moines	36	0.00	12	N	Clear
Duluth	20	0.00	14	NW	Clear
Eureka	46	0.04	10	N	Clear
Galveston	70	0.04	10	SW	Cloudy
Helena	16	0.00	10	N	Cloudy
Jacksonville	74	0.00	4	SE	Clear
Kansas City	38	0.00	18	N	Cloudy
Marshfield	46	0.00	10	NE	Clear
Modena	44	0.01	18	S	Cloudy
New Orleans	76	0.00	10	S	Cloudy
New York	56	0.00	12	N	Clear
North Head	48	0.00	4	NE	Clear
North Yakima	24	0.00	20	NE	Clear
Phoenix	60	0.00	4	N	Pt. cloudy
Pocatello	24	0.01	4	W	Snow
Portland	47	0.00	18	E	Clear
Roseburg	42	0.04	14	N	Clear
Sacramento	50	0.00	12	N	Cloudy
St. Louis	50	0.00	12	NW	Cloudy
St. Paul	22	0.00	22	NE	Clear
Salt Lake	26	0.02	8	NW	Snow
San Diego	56	0.00	8	S	Clear
San Francisco	50	0.00	4	SW	Rain
Spokane	30	0.10	4	NE	Cloudy
Tacoma	44	0.00	20	NE	Clear
Tatoosh Island	40	0.00	28	NE	Clear
Walla Walla	50	0.00	4	S	Clear
Washington	68	0.00	4	W	Clear
Winnipeg	4	0.00	18	NW	Clear

WEATHER CONDITIONS.

The pressure has decreased along the immediate Pacific Coast, and also along the Atlantic Coast, while over the interior of the country there has been an increase which was quite marked in the Mississippi Valley. A large high pressure field is spreading southeastward over the states west of the Mississippi River and is causing colder weather generally throughout the Western States. Precipitation has occurred in California, Nevada, Utah, Southern Idaho, in the Plains States, in Texas, Louisiana, Tennessee and in the St. Lawrence Valley. West of a line drawn from Western Texas to Northern Michigan temperatures are generally below the normal, while to eastward of this line the temperatures are correspondingly above normal. The southward advance of the high pressure area from Northern Canada is causing increasing winds over the Puget Sound country and northeast storm warnings were ordered displayed at 7:10 P. M. on the Sound and the Strait of Juan De Fuca. The wind storm is not expected to be damaging and the warnings are intended to be mainly advisory.

Conditions are favorable for generally fair weather Monday throughout this district, except that snow flurries are expected for Southern Idaho and colder weather will obtain east of the Cascade Mountains. Northeasterly winds will prevail, being high to brisk along the Washington Coast and over Puget Sound.

FORECASTS.

Portland and vicinity—Fair and continued cool; northeasterly winds.

Oregon—Fair; northeasterly winds.

Washington—Fair, colder east portion; northeasterly winds, high to brisk in northwest portion.

Idaho—Fair north, snow flurries south portion; colder.

THEODORE F. DRAKE, Observer.

The spinners and manufacturers of England are combined into the Master Cotton Spinners and Manufacturers' Association, which embraces about 90 per cent of the spindlage of the kingdom.

A. J. Splawn, of North Yakima, Wash., President of the First Annual Pacific Northwest Livestock Show.

STOCK SHOW AIDED

James J. Hill Indorses Plan for Big Exhibit.

PURPOSE IS EDUCATIONAL

Students' Judging Contest and Lectures on Livestock Topics Are to Be Especially Valuable as Practical Aids.

Without gate fee and purely educational in its objects, the first Annual Pacific Northwest Livestock Show to be held in Portland, March 20-22, has received the indorsement of James J. Hill, chairman of the executive board, of the Great Northern, in a recent letter. It is his opinion that Oregon, and Portland in particular, can do no greater work than by pushing the show to a successful conclusion. Not only does he give it his indorsement, but in addition he will lend it his financial support.

President Splawn, of North Yakima, Wash., has written: "This will be the first livestock show and comprehensive exhibition of fat stock that has been held west of Denver or St. Paul. It is absolutely educational as there will be no gate fee, and from present indications the capacity of the Portland Union Stock Yards will be taxed to take care of the exhibits.

"James J. Hill, of the Great Northern, and Robert S. Lovett, of the Harriman lines, have lent their names and influence to the show, as they appreciate the great educational force of the project. There will be a great display of draft horses in harness, in which an object lesson will be given showing what the draft horse industry means to the Pacific Northwest. There will be great display of thoroughbred beef cattle and there will be on exhibition thoroughbred sheep and hogs. The premium list does not include prizes for thoroughbred stock.

"The student's contest, which takes place on the first day, to be followed by lectures on livestock topics, will draw the attention of hundreds of people who are interested in better livestock. In actual benefit and as a direct assistance in attracting settlers of the kind who build up the country, nothing that has ever been given in the Pacific Northwest will mean as much as the exhibition of the Pacific Northwest Livestock Exposition."

Students from the agricultural colleges of Oregon, Washington, Idaho, Montana and California will take part in the students' contest. This is one of the leading features of the show from an educational viewpoint. These classes in stock judging will compete and judges from the East of National reputation will pass upon the work of the students. President Kerr, of Corvallis, will attend and will aid in making the livestock show a success.

GOOD ROAD FRIENDS REVIVE

Work to Be Broadened With Eye on Coming Legislature.

The Oregon Good Roads Association will hold a meeting in the Beck building Tuesday night for the purpose of reorganizing its finances. It is suggested that by making the subscription $1 a month, the funds will quickly grow. It is believed that in doing so a larger membership may be attained and the work broadened and widened so that when the next two years have rolled around the force will be of such strength that only friends of the cause will be in the Legislature.

Among the members of the association it is felt that some of the members of the Legislature who were obstructionists will have occasion to regret their stand in case they should ask for re-election. They assert that some opposed every effort of the association and put unnecessary blocks to the progress of the movement.

Leaders of the good roads movement are positive in their assertions that the loss of some sort of a law has brought disappointment to the citizens of the state. They believe that this feeling is a keen one and sure to be reflected in the attitude of the people whenever they get an opportunity to express their sentiments.

AUCTION SALE TODAY

At Wilson's auction house, corner Second and Yamhill. Sale at 10 A. M. J. T. Wilson, auctioneer.

At private residence, 127 14th st., near Washington st. Sale at 2 P. M. Geo. Baker & Co., auctioneers.

FUNERAL NOTICES.

RILEY—In this city, February 25, Mrs. Mary Riley, aged 80 years, formerly of Powell Valley. Funeral will take place from Dunning & McEntee's chapel tomorrow (Monday), at 9:30 A. M., thence to the Powell Valley Catholic Church, where service will be held at 10:30 A. M. Friends and acquaintances respectfully invited to attend. Interment Powell Valley Cemetery.

PAYNE—Feb. 25, at St. Vincent's Hospital, Charles Albert Payne, 24 years 4 months 7 days, the beloved son of F. J. Payne, of 1429 Milwaukie st. Friends are invited to attend the funeral services, which will be held at the grave today (Monday), at 2 P. M. Interment at Riverview Cemetery. Remains at Zellerbyrnes Company's parlors.

DAVIS—In this city, February 26, at the family residence, 395 Clifton st., Karma, little daughter of Mr. and Mrs. C. O. Davis, aged 5 months, 23 days. The funeral services will be held at the above residence at 2 P. M. tomorrow (Tuesday), February 28. Interment Riverview Cemetery.

ZELLER—In this city, February 26, Andrew Zeller, aged 65 years. Funeral services will take place at Dunning & McEntee's chapel, Seventh and Ankeny streets, tomorrow (Tuesday), Feb. 28, at 2 P. M. Friends and acquaintances are respectfully invited to attend. Interment Rose City Cemetery.

WRIGHT—In Portland, February 26, M. C. Wright, aged 81 years, 2 months, 8 days, husband of Jennie E. Wright, father of R. C. Wright. Funeral service at Holman's chapel tomorrow (Tuesday), Feb. 28, at 1:30 P. M. Friends invited. Interment at Riverview, private.

BAKER—In this city February 24, Annie Elizabeth Baker, aged 18 years 11 months, beloved wife of Jacob Baker. Friends invited to attend funeral services, which will be held at Holman's Chapel at 1:30 P. M. today (Monday), February 27. Interment in Rose City Cemetery.

LURCH—At Cottage Grove, Or., Feb. 26, Jacob Lurch, son of Aaron Lurch. Friends invited to attend the funeral services, which will be held at Holman's chapel, Third and Salmon sts., tomorrow (Tuesday), Feb. 28, at 10 A. M. Interment in Beth-Israel Cemetery.

TONSETH FLORAL CO., MARQUAM BLDG. FLORAL DESIGNS. Phones: Main 5102; A 1102.

Dunning & McEntee, Funeral Directors, 7th and Pine. Phone Main 430. Lady assistant. Office of County Coroner.

EDWARD HOLMAN CO., Funeral Directors, 220 3d st. Lady assistant. Phone M. 507.

J. P. FINLEY & SON, 3d and Madison. Lady attendant. Phone Main 9, A 1599.

EAST SIDE Funeral Directors, successors to F. S. Dunning, Inc. E. 53, B 2323.

ERICSON CO.—Undertakers. Lady assistant. 409 Alder. M. 6132, A 2235.

ZELLER-BYRNES CO., Funeral Directors, 394 Williams ave.; both phones; lady asst.

LERCH, Undertaker, cor. East Alder and Sixth. East 791. B 1888. Lady assistant.

AMUSEMENTS.

HEILIG THEATER 7th and Taylor. Phones Main 1 and A1122. TONIGHT—EVERY NIGHT THIS WEEK. SPECIAL PRICE MATS WED AND SAT. WAGENHALS & KEMPER PRESENT THE COMEDY HIT PAST 20 YEARS, "7 DAYS". Excellent Cast—Complete Production. Evenings: Lower floor $1.50, $1; balcony, first 5 rows $1, next 6 rows 75c, last 11 rows 50c; gallery, reserved 35c; admission 25c. Both Matinees: Lower floor $1, 75c; balcony, first 5 rows 75c, rear of first 5 rows 50c; Gallery 35c, 25c.

BAKER THEATER Morrison and Eleventh. Main 2 and A 5360. George L. Baker, Manager. Extraordinary attraction all this week. Baker stock company in a splendid revival of Hall Caine's remarkable play, THE CHRISTIAN. Greater sensation than ever before. Tonight, all week. Mats. Wed. 25c, Sat. 25c, 50c. Evenings, 25c, 50c, 75c. Next week—"The Wolf."

Bungalow Theater. George L. Baker, General Manager. Tonight—all this week. Mats. Thur. and Sat. MAX DILL, Of Kolb & Dill, in the greatest of musical comedy successes, "DREAM CITY." Just from 100 nights' engagement in S. F. Splendid Company and Production. Evenings, 25c, 50c, 75c, $1; Mats., 25c, 50c. Next week—"Brown's in Town."

Main 6, A 1070. MATINEE EVERY DAY. Orpheum. 15-25-50c NIGHTS. THEATER 15-25-50-75c. WEEK FEBRUARY 27.—The Rolfonians, "The Lawn Fete"; the Six Flying Banvards, Jarrow, Mlle Beldon & Co., Elsie Durand, Brown & Ayer, Kuma Family.

GRAND—Week of Feb. 27. "A Fellow of Infinite Jest" JAMES J. MORTON "The Boy Comic." Proeit Trio. Virden and Dunlap, Robert Roland, Edith A. Montrose "No. 44" Grandascope. Matinee every day, 2:30; any seat, 15c. Evening performances at 7:30 and 9:15; balcony, 15c; lower floor, 25c; box seats, 50c.

PANTAGES. Unequaled Vaudeville. WEEK COMMENCING MONDAY MATINEE. Alethea and Alego, world's greatest mental telepathists; George Smedley, Nevins and Gordon, Sylvia De Frankle, Ollie Mack and Company, The International Quartet. Popular prices. Matinee Daily. Curtain 2:30, 7:30 and 9.

LYRIC PORTLAND'S FAMILY PLAYHOUSE. Week Commencing Monday Matinee. Keating & Flood present the Lyric Musical Comedy Company; Dillon & King "IN HONOLULU." Three performances daily, 2:45, 7:15, 9:15. Friday night, Chorus Girls' Contest After Each Performance. Next week—"Alabama."

MEETING NOTICES.

MULTNOMAH COUNCIL ROYAL ARCANUM meets at K. P. Hall, 11th and Alder streets, the second and fourth Monday of each month at 8 P. M. Visitors cordially welcomed. H. Claussenius, Jr., secretary, 125 11th st.

HARMONY LODGE, NO. 12, A. F. AND A. M.—Special communication this (Monday) evening at 7:30 o'clock. Work in the F. C. degree. Visitors are cordially invited. W. M. DE LIN, Sec.

MARTHA WASHINGTON CHAPTER, NO. 14, O. E. S.—Stated meeting this (Monday) evening. E. 8th and Burnside. Social. Order W. M. BELLE RICHMOND, Sec.

CLASSIFIED AD. RATES

Daily or Sunday.

	Per Line.
One time	12c
Same ad two consecutive times	22c
Same ad three consecutive times	30c
Same ad six or seven consecutive times	50c

Remittance must accompany out-of-town orders.

Six words counts as one line on cash advertisements and no ad counted for less than two lines.

When an advertisement is not run consecutive times the one-time rate applies.

On charge of book advertisements the charge will be based on the actual number of lines appearing in the paper, regardless of the number of words in each line.

In New Today all advertisements are charged by measure only, 14 lines to the inch.

The above rates apply to advertisements under "New Today" and all other classifications excepting the following:

Situations Wanted, Male.
Situations Wanted, Female.
For Rent, Rooms, Private Families.
Rooms and Board, Private Families.
Housekeeping Rooms, Private Families.

The rate on the above classification is 7 cents a line each insertion.

In case box office address is required, count this as part of the ad. Answers to advertisements will be forwarded to patrons, provided self-addressed envelopes are inclosed.

OREGON HUMANE SOCIETY. OFFICE CITY HALL. Main 598, A 1523. HUMANE OFFICER, EAST 4774.

NEW TODAY.

Capitol Hill. ON THE WEST SIDE. 5-CENT CARFARE. On 10th Street Electric Line. Capitol Hill only 15 minutes' ride from the business center. Every lot cleared, high and level. Your choice of these beautiful lots, except corners, for $500. Water piped in the streets in front of these sightly lots. Sidewalks and streets graded. Adjoining lots are selling from $700 to $1000. Capitol Hill is the beauty spot on the West Side; title absolutely perfect. Terms $50 down, $10 per month on each 50x100 feet. Clohessy & McGuire. 516 Abington Bldg. Both Phones—Main 1068, A 1146.

FREE EXHIBITION! —OF— East Indian Brass Arts. Commencing From Tuesday the 21st. We have just received a large stock of various sorts of brass arts from Hindustan. Public are cordially welcome at 216. Couch street, between Fifth and Sixth.

$600 Equity for $200. Fine corner, south and east front, 9000 sq. ft. almost two lots. Price paid $2300. Payments $36 per month. Must sell within ten days. Address F 792, Oregonian.

Union Avenue—Vacant Quarter. Lying between Alberta and Beech, $12,500; about $5000 cash. CULVER, 615 McKay Bldg.

$750 EQUITY IN TWO LOTS FOR $250. Splendid location, building restrictions, beautiful view. Low price, easy terms. Address C 789, Oregonian.

EXCHANGE FOR ACREAGE. Have three lots with $500 payment on each which I wish to trade for a small tract of land. What have you to offer? Address AE 785, Oregonian.

MORTGAGE LOANS. 5% JOHN E. CRONAN, 804 Spalding Bldg. 7%

NEW TODAY.

$600 Per Acre. FOR 60 acres of 6-year-old orchard at Dufur, Oregon. Do you know that Dufur Valley is the best apple section in Oregon? Do you know that the soil in Dufur Valley is as good as the best in Oregon? Do you know that the climate is one long dream of pleasure? Do you know that Dufur is just 15 miles south of The Dalles, 12 miles south from the famous Spitzenburg orchard of F. O. Brace, for which an offer of $3000 per acre was refused? For further particulars inquire of THE HART LAND CO. Room 912, Cham. of Commerce Bldg., Portland, Or.

PLAT THIS! 144 ACRES ON OREGON ELECTRIC. 100 yards from station; 35 minutes' ride. Just ripe to plat into five-acre tracts. We can sell them for you from $300 to $400 an acre. Price $180 an Acre. Easy terms. Ask for Mr. Ward. Columbia Trust Co. 84 Fourth Street.

STORE FOR RENT. 50x100. FIVE STORIES AND BASEMENT. Large elevator, first-class shipping facilities, heavy mill construction; very low insurance rate, absolutely first-class. This building is situated within one block of principal freighthouses, and within half block of new Postoffice site. Will lease for five years at a very reasonable rate. The W. G. McPherson Co. 328 Glisan Street.

Are you in the market for a suburban home? We have a very choice 5-acre tract ½ mile south from Stanly station, on the O. W. P. carline. Good 7-room house; 1½ acres in bearing orchard, 1 acre in grapes, balance in meadow; city water, telephone; rural mail route. Very sightly. Best of soil. Price $7500. For further particulars inquire of THE HART LAND CO. 912 Chamber of Commerce Bldg.

Holladay's Addition. The one BEST place in Portland to buy. GEOGRAPHICAL CENTER and MOST DESIRABLE residence property of the city. SEEING IS BELIEVING—BETTER go and see the many CHOICE residences under construction and the improvements going on. The Oregon Real Estate Company. GRAND AVE. AND MULTNOMAH ST.

Ladd's Addition. 11-room house, new, just completed; built by owner to live in. Price $8500. Will sacrifice $1000 for quick sale. This house on Ladd avenue is a particularly attractive home. MERCHANTS SAVINGS & TRUST COMPANY.

880 EAST YAMHILL. Nine-room house on lot worth $3000. House costs $5500. Owner is willing to sell for $5000, $1000 cash. Offered for a short time only. MERCHANTS SAVINGS & TRUST COMPANY. We Collect Rentals.

WANTED. House and Lot at Seaside. Will Pay Cash. Must Be a Bargain. D 788, Oregonian.

Bay City Terminus United Rys. Deep-Water Shipping Point. P. R. & N. R. R. LOTS $65 UP. Easy Payments. For Full Particulars See BAY CITY LAND CO., 701-2 Spalding Bldg.

CENTRAL OREGON. VANORA, the future power city on the Deschutes, has exceedingly good advantages. If you contemplate making a trip over the new railroad join our party for Central Oregon. Inducements offered to people seeking business opportunities. VANORA TOWNSITE COMPANY, 216 Lewis Bldg. Main 4071.

Store For Rent. Front Street, Between Madison and Jefferson, 25x100. GOOD LOCATION—REASONABLE. A. H. BIRRELL CO., 202 McKay Bldg., Third and Stark.

NEW TODAY.

South Portland. Southwest Corner. 4th and Hooker Sts. Ideal flat or apartment site. 80x100. $7500. HARTMAN & THOMPSON. Realty Dept. Chamber of Commerce.

CLOSE IN, EAST PORTLAND. Near E. Burnside, west of 9th, full corner lot, some income now; if improved with a four or five-story apartment-house, built modern, like the one at southeast corner E. Couch and 8th, would yield an income of 12 to 16 per cent; an elegant location and correct frontage; $10,000, $6000 cash. CULVER, 615 McKay Bldg.

REAL ESTATE DEALERS.

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. 549.
Chapin & Herlow, 532 Chamber Commerce.
Cook, B. S. & Co., 508 Corbett bldg.
Jennings & Co., Main 188, 206 Oregonian.
PALMER-JONES CO., H. P., 213 Commercial Club bldg.
The Oregon Real Estate Co., Grand ave. and Multnomah st. (Holladay Addition.)
M. E. THOMPSON CO., cor. 4th and Oak sts.

REAL ESTATE.

For Sale—Lots.

GOOD WAREHOUSE OR FACTORY SITE, $2200. Located on the O. R. & N. R. R., close in, opposite large manufacturing plant, lot 50x135; this kind of property is becoming very scarce and will be very valuable as the city grows; will discount price for cash; easy terms if desired. Phone me after 6:30 P. M. Woodlawn 2997. Mr. Delahunty, 1144½ Union ave. North.

SEE THESE TWO LOTS AT ONCE. Corner $1170, inside $910; these lots are in Laurelhurst, the finest addition to Portland, located two blocks from the beautiful Ladd Park and two blocks to car. If you see these you will look no further. Phone after 6:30 P. M., Woodlawn 2997. Mr. Delahunty, 1144½ Union ave. North.

71 FEET FRONTAGE, 149 FEET DEEP, PRICE $875. On a highly restricted district, foot and half above grade, south exposure. Can you beat it? This price until Tuesday only; $87.50 cash takes it. Phone Main 1503, A 1515, ask for Mr. Burlingame.

$240 WILL HANDLE. Beautiful corner lot in restricted district, improvements all in, 1 block to streetcar, 5 minutes from one of Portland's finest parks; will sell at this price for 10 days only, as lot is easily worth $500 more than price I am asking. Call for Mr. Hanrahan, Main 1503, A 1515.

BEAUTIFUL BUILDING SITE ONLY $1170. Full 50x100-foot lot, close to carline, three feet above grade, high building restrictions; my price for few days $1170; easy terms. Phone Main 1503, A 1515. Ask for Mr. Burlingame.

INVESTIGATE. Mr. Homebuilder, for a short time I can deliver to you 50x100 high and sightly Laurelhurst lot, only one block from the Ladd Park, for $1400 on easy terms; adjacent lots selling for $2000 and up. Address H 820, Oregonian.

FIFTY reasons—why you should buy a lot; first, Uneeda Home. Forty-nine other reasons given if you will call at the office of the Uneeda Home Co., 718 Chamber of Commerce. Houses, lots and Coos Bay property.

BUILDERS—Hawthorne district, 50x100 corner, hard-surface street to city, sewer, suitable 2 houses; $1500; take small mortgage. Henderson, Marshall 1374, 620 Chamber of Commerce.

TITLE & INVESTMENT COMPANY, INC., OREGON CITY, OR. Clackamas County lands and lots abstracted from the records; prices right. John W. Loder, president.

CORNER LOT CHEAP. Fine corner lot, 50x100, right on car, at Creston; price $700, half cash. GRUSSI & ZADOW, 317 Board of Trade Bldg., 4th and Oak.

100x100—PORTLAND HEIGHTS building site; beautiful unobstructed view, near Ainsworth School; $5000, terms. Cellars-Murton Co., 306 Spalding bldg.

PORTLAND HEIGHTS PROPERTY. Homes, lots, quarter blocks, tracts and acreage; all parts of heights, all views and prices; some bargains. Main 5551, A 3839.

$1550—FULL lot, East 12th st. North, near Brazee; splendid view, choice location. This price is $200 under value. Cellars-Murton Co., 306 Spalding bldg.

$10 DOWN, $5 MONTHLY—FIRLAND. $375 and $400 on terms quoted above make these worth investigation. Fred W. German, 329 Burnside.

WE have some great bargains in city lots; builders will benefit greatly by looking into this sale. J. H. Tipton & Co., 1108-1110 Spalding bldg.

LAURELHURST, 50x100, equity for original amount paid; bought year ago. AG 746, Oregonian.

A SNAP—$650 for large Portland Heights lot in Greenway Addition; terms. Owner, Tabor 2595.

SOME SNAPS IN IRVINGTON LOTS. CARLOCK & MCELLHATTT, 1033 Chamber of Commerce.

COUNCIL CREST PARK equity for sale or trade for auto. Fritz Abendroth, jeweler, 342 Washington st.

$4700—FULL lot on Overton st., near 23d; this price is $300 under value. Cellars-Murton Co., 306 Spalding bldg.

MUST sell a splendid lot in Waverleigh Heights; sell for less than cost me 2 years ago. K 818, Oregonian.

$500 EQUITY, 100x100 corner, Swinton Addition; will sell for $450 cash. G 795, Oregonian.

LOT 50x100—2½ blocks from Rose City car, $250 cash, balance easy terms. by Owner, Main 3511, A 3174.

$3500—FULL lot on Union ave., near Skidmore; cheapest lot on street; buy today. Cellars-Murton Co., 306 Spalding bldg.

IRVINGTON PARK SNAP. $425 cash buys 50x100 near Ainsworth ave. Owner, X 817, Oregonian.

ADJOINING Mt. Tabor Park, 158x115; view property; on carline; half cash; by owner. AL 818, Oregonian.

IRVINGTON bargain lot on 20th; east front; above grade. Phone East 1101.

$950—Corner East 17th and Prescott; east and south front. Phone owner, A 2258.

For Sale—Houses.

FOR SALE—A flat, a fine view, good location and good income. See owner, 410 Commonwealth bldg.

FOR SALE—At a bargain, my 9-room modern house in Portland Heights, good view. Lot 100x90. Phone Main 7285.

$750 DOWN, balance like rent; new 7-room bungalow in Westmoreland. F. R. Lewis, 3 Lewis bldg.

200x100 ON Mount Scott line, with excellent 5-room house, $400; balance $14 per month. Phone B 2801.

$3500—Portland Heights; pretty, modern 5-room bungalow, furnished. J. W. Daniels, 455 Alder.

ELEGANT new 8-room modern home, very choicest location in Irvington, $7350; terms. J 796, Oregonian.

$35 MONTHLY buys 5-room bungalow, bath, pantry, basement. Owner, East 2741.

FOR SALE by owner, 6-room bungalow, 185 E. 26th st.

FOR SALE—House and three lots. 1689 Taylor, Ferry road, Fulton.

REAL ESTATE.

For Sale—Houses.

HAWTHORNE AVE. 50TH, 51ST, 52D STS. See our new bungalow just building, 5 and 7 rooms. Price $3000, $34000 and $3500. Terms. These are attractive, well built houses, with every modern convenience. Street improvements all in. Best car service in city, close to the fine mansions on the west slope of Mount Tabor. If the houses we are building do not suit you in every particular, we have a few vacant lots and will build for you to order. BRUBAKER & BENEDICT, 502 McKay Bldg., 3d and Stark.

WE HAVE GOT THEM. 5-room bungalow, one block east of Union ave., new and modern, $2500; $600 down, balance like rent. New modern home of 7 rooms. This is a very attractive place, only 1 block from carline, best of terms; 5-room bungalow; this home is modern throughout; on Alberta st., $2250; $500 cash; 6-room house, 4 full lots, 4 blocks carline, $3000; $300 cash, balance 3 years. DUBOIS & CROCKETT, Room 3, Washington bldg.

SUBURBAN HOME. FORCED SALE. CHICKEN RANCH. ¾ acre, cultivated, strictly modern bungalow, furnished or unfurnished; 2 new chicken-houses and yards; bearing fruit trees, berries, fine lawn with rose hedge; cement basement and walk from street. BEST OFFER BEFORE MARCH 1 GETS IT. Ask for Mr. Knuth, 518 Board of Trade.

BUILD NOW. WE CAN SAVE YOU MONEY. THERE IS A REASON. LET US TELL YOU WHY. OUR REPUTATION FOR FAIR DEALING AND GIVING ALL WE AGREE BRING US MUCH BUSINESS. PLANS FREE IF WE BUILD. IF YOU OWN LOT WE WILL FINANCE IT FOR YOU. L. R. BAILEY CO., INC., 324 ABINGTON BLDG.

HOMES ON MOUNT SCOTT LINE. 6-room house, new, modern, $850. 4 rooms, plastered, a dandy, $1250. 4 rooms, plastered, concrete foundation, $1500. 4 rooms, strictly modern, $1800. 5 rooms, an extra good one, $2100. Very easy terms on all these. Fred W. German, 329 Burnside. M. 2776.

FIVE-ROOM modern bungalow, new, fireplace, bookcases, walls tinted, full cement basement, lot 50x100, being lot 5 in block 20, Terrace Park. This is a first-class home. Can be had on easy terms, $100 down, $30 per month. Call or address, Home Installment Company, 603 McKay Bldg. Marshall 2500.

BUNGALOW, IRVINGTON. The finest 6-room concrete block bungalow in Irvington; has all the latest improvements and extra well built; must be seen to be appreciated; room for 3 more rooms up stairs. See us about it. GRUSSI & ZADOW, 317 Board of Trade Bldg., 4th and Oak.

$500 DOWN—PRICE $3300. New, air rooms, bath and sleeping porch, on S. W. cor. 33d and Clinton, high and sightly location. On WR carline, 20 minutes' out. Key next door. Phone evenings Sellwood 1377 or Main 8427. Goodsell Bros., 433 Worcester bldg.

CLOSE TO UNION AVENUE. $3250 will buy brand new 7-room house with full cement basement, laundry, furnace, combination light fixtures, bathroom with latest plumbing, large front porch, terms. GODDARD & WEIDRICK, 243 Stark Street.

9 ROOMS AND 100x100. 9-room house, modern, with two fireplaces, on 2 lots, east front, fine view; on E. 23d st., near Clinton; price a bargain, $5500, some terms. GRUSSI & ZADOW, 317 Board of Trade Bldg., 4th and Oak.

NICE new home on 32d and Hawthorne.