LET DEAL ALONE, IS TAFT'S ADVICE

President Opposes Change in Proposed Reciprocity Agreement.

CANADA GOT ALL SHE ASKED

Taft Says Proposal Placing of Most Canadian Articles on Free List Would Not Aid Consumer and but Hamper Government.

(Continued From First Page.)

the already large Canadian demand for them.

"We tendered to the Canadian commissioners absolute free trade in all products of either country, manufactured or natural, but the Canadian commissioners did not feel justified in going so far. It is only reasonable to infer, therefore, that with respect to those articles upon which they refuse free trade to us they felt that the profitable price at which they could be sold by our manufacturers in Canada was less than the price at which their manufacturers could afford to sell the same, either to their own people or to us.

"Hence it follows that their refusal to agree to free trade in these articles as we proposed is the strongest kind of evidence that, if we should take off the existing duty from such articles coming into the United States, it would not affect in the slightest degree the price at which those articles could be furnished to the public here.

"Thus the reason why meats were not put on the free list in this Canadian agreement was because Canada felt that the competition of our packers would injuriously affect the products of their packing houses. If that be true, how would it help our consumer or lower the price of meat in our markets if we let their meats in free while they retained a duty on our meat?

"The same thing is true of flour. And yet some gentlemen insist that the farmer has been unjustly treated because we have not put Canadian flour and meal on the free list. And it is proposed to satisfy the proposed grievance of the farmers by now doing so without any compensating concessions from Canada.

"This proposal would be legislation passed for political platform uses, without accomplishing any real good.

"In another aspect, however, the effect of the proposal might be serious. Of course a mere reduction of our tariff, or the putting of any article on our free list without insisting on a corresponding change in the Canadian tariff, will not interfere with the contract as made with Canada. But if we do make concessions without any consideration on the part of Canada, after the contract has been tentatively agreed upon by those authorized to make contracts for ratification in both Governments, then we are in danger of creating an obligation against us in favor of all the foreign countries with whom we have existing treaties containing what is called the 'favored nation' clause.

Bars Thrown Down to World.

"This clause has been construed by our statesmen not to involve us in an obligation to extend a privilege to all nations which we confer upon one nation in consideration of an equally valuable privilege from that nation. But the serious question would arise whether, if now that the contract has been tentatively agreed upon and is about to be confirmed by Canada, we should grant to Canada more than the contract requires, we could claim that this extra concession was not a pure gratuity and one which was necessarily extended to all other nations under the favored nation clause.

"There are two objections therefore to inserting in the bill confirming this Canadian contract additions to our free list from Canada. The first is that they are a concession that is of no value to those whom it is proposed to propitiate by adopting it; and the second is that it may involve us indirectly in a doubtful obligation in respect to trade with other countries.

"If we desire to put meal and flour and other commodities on the free list for the entire world, that is one thing; and we can do it with our eyes open and with a knowledge of what it entails after an investigation. But to put such a provision in a Canadian treaty and have it operate as a free list for the entire world is legislation necessarily ill-considered.

Treaty Does No Injury.

"More than this, these proposed gratuitous concessions are in the nature of an admission that in some way or other we have done an injury to a particular class by this Canadian reciprocity agreement. I deny it. It is said that it injures the farmers. I deny it.

"It is strictly in accordance with the protective principle that we should only have a protective tariff between us and countries in which the conditions are so dissimilar as to make a difference in the cost of production. Now, it is known of all men that the general conditions that prevail in Canada are the same as those which obtain in the United States in the matter of agricultural products. Indeed, if there is any advantage the advantage is largely on the side of the United States, because we have much greater variety of product, in view of the varieties of our climate, than they can have in Canada.

"We raise cotton as no other country does. Of course they raise none in Canada.

"We raise corn and hogs and cattle fed on corn and, with the exception of a small part of the acreage of Canada, in Ontario, it is not possible to raise corn at all in the Dominion."

"With respect to wheat and barley and oats, conditions differ in different parts of Canada and in different parts of the United States. Classing them together, on the whole the conditions are substantially the same. On the price of farm land the differences are no greater between Canada and the United States than between the different states in the United States. On the matter of farm wages, on the whole, they are about the same.

Prices Steadied, Not Lowered.

"It is said that this is an agreement that affects agricultural products more than manufactures. That is true, but if we are to have an interchange of products between the two countries of any substantial amount, the chief part of it must necessarily be in agricultural products.

"As it is, we export to Canada more agricultural products than we receive from her and so it will be afterwards. The effect is not going, in my judgment, to lower the specific prices of agricultural products in our country. It is going to steady them, and it is going to produce an interchange of products at a profit which will be beneficial to both countries.

"If objection can be made to the treaty on the ground that a particular class derived less benefit from it than any other class, then it is the manufacturers of the country who ought to object, because the treaty in its nature will not enlarge his market as much as it will that of the farmer.

"I am aware that with some motive or another, a great deal of effort and money have been spent in sending circulars to farmers to convince them that this Canadian treaty, if adopted, will do them injury. I do not know that it is possible to allay such fears by argument, pending the consideration of the treaty by the Senate.

"But there is one way—and that a conclusive way—of demonstrating the fallacy, the unfounded character, of their fears, to the farmers or to any other class that believes itself to be unjustly affected by this treaty, and that is to try it on.

"There is no obligation on either nation to continue the reciprocity arrangement any longer than it desires, and if it be found by actual practice that there is an injury, and a permanent injury, to the farmers of this country, everybody knows that they can sufficiently control legislation to bring about a change and a return to the other conditions. Those of us who are responsible for the Canadian treaty are willing and anxious to subject it to that kind of a test.

"Another and a conclusive reason for closing the contract is the opportunity which it gives us to increase the supply of our natural resources, which, with the wastefulness of children, we have wantonly exhausted. The timber resources of Canada, which will open themselves to us inevitably, under the operation of this agreement, are now apparently inexhaustible and we may derive ample supplies of timber from Canadian sources to the profit of Canada and for our own benefit. There are other natural resources which I need not stop to enumerate, which will become available to us as if our own, if we adopt and maintain commercial union with Canada. . . .

"But there are other—even broader—grounds than this that should lead to the adoption of this agreement. Canada's superficial area is greater than that of the United States between the oceans. Of course, it has a good deal of waste land in the Far North, but it has enormous tracts of unoccupied land, or land settled so sparsely as to be substantially unoccupied, which in the next two or three decades will rapidly acquire a substantial and valuable population. Canada has now between 7,000,000 and 8,000,000 people. They are a hearty, temperate, persistent race, brave, intelligent and enterprising. . . . They are good neighbors; we could not have better neighbors. They offer to any nation with whom they have sympathetic relations and with whom it is profitable for them to deal a constantly increasing market and an ever-increasing trade.

"As between Canada and the United States, the trade and the mutual benefit from the trade will increase.

"It is amusing and I am not sure that it has not some elements of consolation in it, to find that all the buncombe and all of the exaggeration and misrepresentation in politics and all of the political ghosts are not confined to our own country. There has entered into the discussion in Canada, as a reason for defeating the adoption of this contract by the Canadian Parliament, that we desire to annex the Dominion; the dreams of Americans with responsible imaginations, who like to talk of the starry flags floating from Panama to the Pole, are exhibited by the opponents of the Canadian treaty in Canada as the declaration of a real policy by this country and as an announcement of our purpose to push political control over our neighbors of the north.

Talk of Annexation Bosh.

"I am not an anti-imperialist, but I have had considerable experience in the countries over which we have assumed temporary control. I do not know when that control will end, but I do know that, in respect to those countries, we have taken over heavy duties and obligations, the weight of which ought to destroy any temptation to further acquisition of territory.

"It would be invidious to institute a comparison between the government of Canada and this country, but there is one part of our jurisdiction and that of Canada that come together sufficiently close to enable the Canadians and ourselves to realize that the sample of government that we exhibit is not alluring. I refer to the control of Alaska as compared with the control by Canada of her northwest territory. The talk of annexation is bosh. Every one who knows anything about it realizes that it is bosh.

"Canada is a great, strong youth, anxious to test his muscles, rejoicing in the race he is ready to run. The United States has all it can attend to with the territory it is now governing, and to make the possibility of the annexation of Canada to the United States a basis for objection to any steps toward their greater economic and commercial union should be treated as one of the jokes of the platform and should not enter into consideration of serious men engaged in so serious a problem.

"Why should we not have a closer union with Canada? Think of the absurdity of separating Manitoba and Minnesota by as great a distance as Manitoba and Liverpool when certainly Providence intended that their separation socially and commercially should only be that of their geographical distance.

"Canadians have furnished us a large number of our best citizens. We are giving them a large number of the pick of our young farmers. Let us open the gateways between us. Let us give to both countries the profit of the trade that God intended between us. Let the political governments remain as they are. Let us abolish arbitrary and artificial obstructions to our association with our friends upon the north and derive the mutual profit that it will certainly bring.

"The Canadian contract has passed the House substantially as introduced and in such form that if adopted in the same way by the Senate, it would go into effect as soon as the bill now pending in the Canadian parliament shall be passed by that Parliament.

"I desire to express my high appreciation of the manner in which the present House of Representatives has treated the reciprocity agreement. It has not 'played politics.' It has taken the statesmanlike course in respect to it. I am hopeful that the Senate will treat the agreement in the same way and that no amendments there will be added to the bill. For the reasons given, I think they are dangerous.

"It may be that the Canadian contract does not go far enough. In making it we were limited by the reluctance of Canada to go as far as we would wish to have her go, but the fact that it does not go far enough is the poorest reason for not going as far as we can.

"We were making a contract, we were balancing considerations; we were not making a general tariff law or a general tariff revision. It was no part of our duty to reduce the tariff generally in this contract with other countries. If that is to be done and if there is a sincere desire to have it done, then it ought to be done by separate legislation.

"I appeal to this company, representing as it does the press of the United States, to see to it that it is made clear to the public that this contract ought to stand or fall by its own terms and that its passage or defeat ought not to be affected in any regard by other amendments to the tariff law.

"I think there is a general sentiment for revision of the tariff, schedule by schedule, and of making this revision dependent on exact information as to each schedule gathered by impartial investigators. To amend this Canadian contract and to make its passage dependent on other tariff legislation is to continue the old method of tariff revision characterized, not without reason, as a local issue."

AMUSEMENTS.

SEAT SALE TODAY
HEILIG THEATER
3 NIGHTS, BEGINNING SUNDAY.
Special Price Matinee Tuesday.
FREDERICK
WARDE
In Shakespeare's Masterpiece
"JULIUS CAESAR"
Excellent cast and production.
Evenings: Lower floor $1.50, $1; balcony, $1, 75c, 50c. Gallery, 35c. 25c. Matinee, $1, 75c, 50c, 35c, 25c.

BAKER THEATER Main 2 and A 5360.
Geo. L. Baker, Mgr.
TONIGHT—ALL WEEK—MAT. SAT.
Fifth Week of the Great Tri-Star Season.
Florence ROBERTS Theodore ROBERTS Thurlow BERGEN
In "SAPHO."
Evenings, 25c, 50c, 75c. Mats., 25c, 50c. Next week starting Monday—"The Right of Way."

BUNGALOW THEATER
Main 117 and A 4224.
Geo. L. Baker, Mgr.
TONIGHT—ALL WEEK—MAT. SAT.
Denman Thompson's Famous Play, The
OLD HOMESTEAD
Double Quartette—Great Choir—Complete Scenic Production.
Eve. prices, 25c, 50c, 75c, $1. Mats., 25c, 50c. Next week, starting Sun. Mat.—"The Girl From Rector's."

MAIN 6. A 1020
MATINEE EVERY DAY
Orpheum 15-25-50 NIGHTS
THEATER 15-25-50-75c
WEEK APRIL 24—W. H. Murphy, Blanche Nichols & Co., presenting "From Zaza to Uncle Tom"; The Golden Troupe, Dooley & Sayles, Ellis & McKenna, Lonely Haskell, The Dalys, Frederick Miller.

SEATS NOW ON SALE FOR THE
KIRMESS
THURSDAY, FRIDAY, SATURDAY EVENINGS AND SATURDAY MATINEE
HEILIG
Kirmess opens Thursday evening, April 27. Evening prices: 1st floor, except last 2 rows, $2.00; last 3 rows, $1.50. Balcony: 1st 3 rows, $1.50; next 6 rows, $1.00; following 6 rows, 75c; last 5 rows, 50c. Entire Gallery, 50c. Special-price Matinee Saturday, lower floor, except last 3 rows, $1.50; last 3 rows, $1.00. Balcony, 1st 3 rows, $1; next 6 rows, 75c; last 11 rows, 50c. Gallery reserved, 35c; admission, 25c.

GRAND—Week of April 24
The Originator of Scenic Ventriloquial Acts,
TROVELLO,
"The Little Chauffeur at the Boston Road Inn."
S. Miller Kent & Co., Carl McCullegh, 6 Imperial Dancers, Walker and Sturm, Norton and Russell, 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
Unequalled Vaudeville.
ALL THIS WEEK—Special Engagement Wilhelmi and His Imperial Yacht Orchestra, The Bellmonts, Kimball Brothers and Segal, Tyler and Burton, Charles Harris, Alice Berry, Toomer and Hewins, Pantagescope. Popular prices. Mat. daily, 2:30, 7:30, 9.

LYRIC PORTLAND'S FAMILY PLAYHOUSE
Week commencing Monday Matinee; last week of the Lyric Theater. Keating & Flood present the Lyric Musical Comedy Co. in "Weiner & Schnitzel in Paris." Three performances daily, 2:45, 7:45, 9:15, Wednesday night, Elks' night. Entire proceeds go to the 1912 Elks' convention fund. Friday night, Chorus Girls' Contest after each performance.

12TH ANNUAL
Dog Show
OF THE
Portland Kennel Club
April 26-27-28-29
Second Floor old Olds, Wortman & King Building
Fifth and Washington.

BASEBALL
RECREATION PARK,
Cor. Vaughn and Twenty-fourth Sts.
SACRAMENTO
VS.
PORTLAND
April 25, 26, 27, 28, 29, 30.
Games Begin Week Days at 3:00
Sundays 2:30 P. M.
LADIES' DAY FRIDAY
Boys Under 12 Free to Bleachers Wednesday.

DAILY METEOROLOGICAL REPORT.

PORTLAND, April 27.—Maximum temperature, 52 degrees; minimum temparature, 41 degrees. River reading, 8 A. M., 0.1 feet; change in last 24 hours, 0.7 feet rise. Total rainfall (5 P. M. to 5 P. M.), none; total rainfall since September 1, 1910, 20.96 inches; normal, 39.54 inches; deficiency, 8.58 inches. Total sunshine, 1 hour, 45 minutes; possible, 14 hours, 10 minutes. Barometer (reduced to sea level) at 5 P. M., 30.04 inches.

THE WEATHER.

STATIONS.	Maximum temp.	Precipitation, last 12 hours.	Wind Velocity	Wind Direction	State of Weather
Boise	50	0.00	8	NW	Cloudy
Boston	80	0.00	12	SW	Cloudy
Calgary	42	0.00	4	N	Cloudy
Chicago	66	T.	20	E	Cloudy
Denver	74	0.00	4	SW	Clear
Des Moines	66	T.	10	SE	Cloudy
Duluth	60	0.00	14	NE	Cloudy
Galveston	70	0.00	4	S	Clear
Helena	50	.34	6	NW	Cloudy
Jacksonville	74	T.	10	E	Cloudy
Kansas City	56	.01	10	E	Cloudy
Marshfield	50	0.00	10	NW	Cloudy
Montreal	72	0.00	16	SW	Pt. Cloudy
New Orleans	72	.08	8	S	Clear
New York	68	0.00	10	S	Cloudy
North Head	50	0.00	8	W	Pt. Cloudy
North Yakima	70	0.00	18	NW	Pt. Cloudy
Phoenix	78	0.00	8	NW	Clear
Roseburg	60	.08	14	SW	Cloudy
Portland	52	0.00	8	SE	Cloudy
Roseburg	54	T.	6	NW	Cloudy
Sacramento	58	T.	12	SW	Pt. Cloudy
St. Louis	60	T.	12	SE	Rain
St. Paul	74	.01	20	S	Pt. Cloudy
Salt Lake	66	.06	30	S	Pt. Cloudy
San Diego	66	0.00	12	NW	Clear
San Francisco	52	.01	14	W	Pt. Cloudy
Skakiyou	40	0.00	4	N	Cloudy
Spokane	64	0.00	4	NW	Cloudy
Tacoma	56	0.00	4	N	Cloudy
Tatoosh Island	52	0.00	4	W	Clear
Walla Walla	64	0.00	4	S	Pt. Cloudy
Washington	74	0.00	0	SE	Cloudy
Winnipeg	80	0.00	14	E	Pt. Cloudy

WEATHER CONDITIONS.

The Western storm is central this evening over Western North Dakota and a secondary disturbance of no great energy is central over Eastern Washington. The Eastern high pressure area is moving slowly seaward off the Middle Atlantic Coast. During the last 24 hours light to moderately heavy rains have fallen in Southern Idaho, Nevada, Utah, Montana, and in many place in the Mississippi Valley. It is much cooler in the Northern Rocky Mountain states and over a limited area central about Nebraska. The temperature has risen generally in the Northern states east of the Mississippi River.

The conditions are favorable for showers and thunder storms in Southern Idaho and for generally fair weather elsewhere in this district on Friday.

FORECASTS.

Portland and vicinity—Fair, westerly winds.

Oregon and Washington—Fair, westerly winds.

Idaho—Fair north, showers and thunder storms south portion.

EDWARD A. BEALS, District Forecaster.

Compasses, field-glasses, barometers, hydrometers, microscopes, scientific apparatus. Woodard, Clarke & Co. **

OREGON HUMANE SOCIETY
OFFICE CITY HALL Main 598, A 7580.
HUMANE OFFICER Sergeant Crate, Residence 24 E. 24th, N. East 4779.
R. A. Dunmire, Res. 536 Wasco St.
W. G. Eaton, Res. 73 E. 16th. East 1735.
Horse Ambulance, A 6101; Pr. Ex. 4.
Nights, Sundays and Holidays, A 6106; Pr. Ex. 4; Trunk 7.

NEW TODAY.
$400 DISCOUNT
Irvington lot; best residence section; high and sightly; extra large; owner. AT 46, Oregonian.

MORTGAGE LOANS
6% $10,000 to $100,000. L. Y. KEADY, 926 Chamber of Com. 6%

FOR RENT OR LEASE.
All or Part.
LARGE BRICK BUILDING
on track, close in. Phone A 6297.

LOANS
LAWYERS' ABSTRACT & TRUST CO., Board of Trade Building.

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

AUCTION SALES TODAY.

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

MEETING NOTICES.

A. A. O. N. OF THE M. S. Members of Al Kader Temple will take notice that a vacancy exists in the grand representatives to the Imperial council meeting at Rochester, N. Y., July 11 next. At the regular meeting tomorrow evening (Saturday, 29th inst.) members will vote to elect another representative to fill the vacancy caused by the resignation of its member. By order the Imperial Potentate.
ARCHIE THURLOW,
R. G. WHITEHOUSE, Recorder.

WASHINGTON LODGE, NO. 46, A. F. AND A. M.—Special communication this (Friday) evening, 6:45, E. 8th and Burnside, M. M. degree. Visitors welcome. Order W. M.
J. H. RICHMOND, Sec.

MT. TABOR LODGE, NO. 42, A. F. AND A. M.—A stated communication this (Friday) evening, at 7 o'clock. Work in the M. M. degree. Visitors welcome.
D. R. YOUNG, Sec.

PORTLAND LODGE, NO. 55, A. F. AND A. M.—Special communication this (Friday) evening, 7:30 o'clock. Work in E. A. degree. Visitors welcome. By order W. M.
C. M. STEADMAN, Sec.

SELLWOOD LODGE NO. 131, A. F. AND A. M.—Stated communication this (Friday) evening, 7:30 o'clock, in Sellwood Masonic Hall, corner 13th st. and Spokane ave. Work in F. C. degree. Visiting brethren welcome. By order W. M.
C. W. STRONG, Sec.

MYRTLE CHAPTER, NO. 15, O. E. S.—Regular meeting this (Friday) evening in Masonic Temple at 8 o'clock. Degrees. By order W. M.
JENNIE H. GALLOWAY, Sec.

HASSALO LODGE, NO. 15, I. O. O. F.—Regular meeting this (Friday) evening at 7:30 o'clock, I. O. O. F. Temple, 1st and Alder sts. First degree. Visitors welcome.
F. COZENS, Secretary.

BORN.

MAYER—In this city, April 26, to the wife of Sidney L. Mayer, a son.

DIED.

BAINEY—At the family residence, 1496 McKenna ave., Mrs. Cadulica Bainey, aged 51 years. Funeral announcement later.

MANES—In Spokane, Wash., Tuesday, April 25, James M. Manes, aged 34 years, beloved husband of Florence Manes.

HALLABAUGH—April 26, Mrs. Francis Hallabaugh. Notice of funeral later.

FUNERAL NOTICES.

ARNOLD—In this city, April 27, at the family residence, 280 Maegley street, Phillip Milne, infant son of Mr. and Mrs. Ira P. Arnold, aged 1 year, 11 months, 23 days. The funeral services will be held at the above residence at 1:30 P. M. tomorrow (Saturday), April 29. Friends invited. Interment Riverview Cemetery.

BURGER—Lydia Burger, mother of Mrs. O. H. Smith and James A. Berger, of Portland, and E. Burger, of Nelson, Cal., aged 74 years, 9 months, 23 days. The La Porte, of Indiana, and Chicago papers please copy. Funeral notice later.

LATHROP—At the family residence, 395 Jackson street, April 24, Frank H. Lathrop, aged 55 years, 2 months, 6 days. Funeral services will be held from the residence Saturday morning, April 29, at 10 o'clock. Interment at Riverview 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. 52, B 2523.

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

LERCH, Undertaker, cor. East Alder and Sixth. East 781. B 1888. Lady assistant.

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 .. 56c
Remittances must accompany out-of-town orders.
Six words count 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 classification 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 of 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.
For the accommodation of patrons, The Oregonian will accept classified advertisements over the telephone, providing the advertiser is a subscriber to either phone. No prices will be quoted over the phone, but bill will be rendered the following day. Whether subsequent advertisements will be accepted over the phone, depends upon the promptness of the payment of telephone advertisements. Situation Wanted and Personal advertisements will not be accepted over the telephone. Orders for one insertion only will be accepted for "Houses for Rent, Furniture for Sale," "Business Opportunities," "Rooming-houses" and "Wanted to Rent."

NEW TODAY.

YOU YOUR WAGES AND ROCHESTER
Every year the dollars you earn buy less and less and every year your chance of earning good wages becomes smaller. What's the use of slaving your life away putting dollars in the pocket of the big corporations.

PUT A FEW DOLLARS IN ROCHESTER.
While you can buy at prices within your reach. Get a home that will support you when you get too old to be of any use to the capitalist, and an investment will make you big money. Medford, North Yakima, Wenatchee, Spokane and dozens of other towns have made fortunes for the men who bought when these towns started.

LOOK AT THIS—
$25 LEVEL, CLEARED LOTS
Did you ever hear of a chance like this? A new town with three lines of railroads already in operation? A town that is growing and building up like Rochester? A town where factories are building? You never did and you won't get this chance again.

REMEMBER THESE PRICES WON'T LAST.
BUY ROCHESTER LOTS, AND BUY THEM NOW.
Call today and get the best. The lots are all alike, cleared and level as a floor, but the best locations are being snapped up like hot-cakes. We sell on terms that anyone can handle. Write for illustrated folder if you can't call today.

AMERICAN HOME INVESTMENT CO.
1016 Chamber of Commerce.
On Stark, Bet. 3d and 4th.
Portland, Oregon.

IRVINGTON LOTS
100x100—CORNER.
$3650—22d and Knott.
$3500—18th and Knott.
100x100—INSIDE.
$2500—33d and Broadway.
78x100—CORNER.
$4250—22d and Halsey.
75x100.
$3000—Clackamas and 24th.
50x100.
$2500—16th, near Tillamook.
$1700—19th, near Stanton.
$1700—20th, near Stanton.

KEASEY HUMASON & JEFFERY
232 Chamber of Commerce.

TRACT 32 ACRES BASELINE
Adjoins Altamead, close Montavilla car and 1100 feet south station Mt. Hood Ry. Line. Exceedingly desirable fractional acres or lots.
$1500 PER ACRE.
Easy Terms.
McCargar, Bates & Lively
301 Yeon Building.

Waterfront
On Columbia River Near
VANCOUVER, WASH.
One-third of a mile of good, deep waterfront on Columbia River near Vancouver, Washington, located between the railroad water frontage of nearly one mile, and Vancouver; 100 acres of good, high land, except about 4 acres transferred to the S. P. & S. Co. for right of way through center; all under cultivation and pasture; good gravel foundation for large buildings; an excellent location for large factory site; high land may be platted and is suitable for residence locations. Terms to suit. Price $150,000.00.
EDSON M. ROWLEY
806 Washington St., Vancouver, Wash.

Homesite
I will sell one of the finest building sites in the city, located at the head of Lovejoy st., unobstructed view; lot contains 5230 square feet; 93 feet frontage on hard-surface street; water, gas and sewer laid to inside curb; price $8000; is below market.
Geo. D. Schalk
Main 392, A 2392. 228 Stark St.

80 ACRES
60 acres ready for the plow; balance oak grubs; land slopes just enough to give it drainage; price $50 per acre; terms.
200 acres; 100 acres fine bottom land, all in crops; 100 acres good hill land; most of it has been plowed; about 40 acres oak and fir timber; balance pasture land; barns, house, outbuildings; place all fenced; price $50 per acre; terms third down.
HYLAND JONES & CO.,
409 Gerlinger Bldg., 2d and Alder.

NOB HILL
Eight-room house and lot on Hoyt, between 22d and 23d, at sacrifice price; nets over 7 per cent on price asked; terms.
J. M. ACHESON, Owner,
307 Morrison St.

TWO lots, beautiful in Capitol Hill, for a home or an investment on West Side within 18 minutes of center of city; considerably under-priced; easy terms. See owner, C 49, Oregonian.

For Mortgage Loans see Henry C. Prudhomme, 906 Spalding Bldg.

NEW TODAY.

Inside Property Unplatted
—in—
VANCOUVER, WASH.
30 acres, level and all cleared, in the center of Vancouver, Washington; surrounding property on all sides has been platted and nearly all improved; adjoining lots selling for from $750 to $1500; tract will plat into about 180 lots; streetcar lines on two sides on main traveled streets; easy walking distance to business part of the city; only 9 blocks from new postoffice site. Price $62,000, $32,000 cash, balance on time to suit; or $66,500, $16,500 cash and balance one-third each in one, two and three years. Maps of Vancouver showing this tract furnished on application.
EDSON M. ROWLEY, SOLE AGENT,
806 Washington St., Vancouver, Wash.

Apartment Site
On West Side
This is a corner lot, 50x100, east and south frontage; 9-room house, good repair; rental revenue $100 per month; 6 minutes' walk from postoffice and Washington st.; $10,500 will handle, balance 10 years at 6 per cent. As an investment this a a crack-a-jack. Let us show you this site.
CARTER & VAN ZANT,
515 Spalding Bldg.

Holladay Park
6-room bungalow; furnace, fireplace, gas and electric light; rental value $360 a year; price $3500; cash $2000, balance mortgage.
MERCHANTS' SAVINGS & TRUST COMPANY.

BUNGALOW, IRVINGTON
The finest 9-room concrete block bungalow in Irvington; has all the latest improvements and extra well built; must be seen to be appreciated; 3 bedrooms and sleeping porch upstairs; 2 bedrooms downstairs; price $7500; $2500 cash.
GRUSSI & ZADOW,
317 Board of Trade Bldg., 4th and Oak.

EAST SIDE INCOME PROPERTY
100x100 feet improved business block, almost new. Monthly income
$140
can increase rental $100 per month; have two tenants if you desire to build further.
PRICE $18,000
half cash, balance 2 years. Always certain of your rent. Call at 65 FIRST STREET. Phone Main 8745.

REAL ESTATE DEALERS.

Beck, William G., 312 Failing bldg.
Brubaker & Benedict, 502 McKay bldg., M 849.
Chapin & Herlow, 322 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.

ONLY 30-MINUTE CAR RIDE.
2 acres, well located, $150 cash down. Level, sightly, rich loam. No agents. Owner L 47, Oregonian.

I JUST have two 50x100-foot lots left at $550 in the factory district, Peninsula, streets graded, water in and paid for; 10 per cent down $10 per month. Address M 53, Oregonian.

$50 FOR LOTS on 52d and W. Stark; is the best buy in Portland; new carline now building. Call and see us.
EMPIRE REALTY & TRUST CO.,
402 Yeon Bldg., Marshall 949.

FORCED TO HAVE MONEY.
The best lot in Westmoreland, only ½ block of corner, worth $1100; for two days only $700; speculator, grab this. Call 88 10th, near Stark.

IRVINGTON SNAP.
Save agent's commission; east front, 50 x100, one block from carline. Owner, C 1817.

THURMAN ST.
Lot 52x100, near 27th.
Price $4000, 750 cash, bal. terms.
KARNOPP & KOPF, 325 Ry Ex. Bldg.

PIEDMONT 100x100, $2500.
Lots 15 and 16, block 39, N. E. corner Mallory and Ainsworth; $1200 cash; no assessments. Main 4379, room 201, Gerlinger bldg.

$1 DOWN 10C A DAY
BEST $100 LOT IN PORTLAND.
MARSHALL 1200. A 3559.

TWO WAVERLEIGH HEIGHTS LOTS.
For sale cheap on easy terms, or will trade for house and assume difference. Phone A 7244.

PORTLAND HEIGHTS—We have several quarter blocks with good view, on easy terms.
CELLARS-MURTON CO., 825 Yeon bldg.

PORTLAND HEIGHTS PROPERTY.
Homes, lots, quarter blocks, tracts and acreage, all parts of Heights, all views and prices; some bargains. Main 3351; A 3839.

LARGE lot near Rose City Park, cement walks, graded streets, Bull Run water, $350; no agents; no commissions. Owner, 201-203 Board of Trade.

I WANT to sell my lots on the Peninsula. Price $275. Streets graded, water in and all paid for. Will take $27.50 and $5 per month. Address N 52, Oregonian.

$775—ROSSMERE—$775.
Full lot on 37th near Brazee st.
KARNOPP & KOPF, 325 Railway Ex. bldg.

CHEAP, couple good lots, $40 down, $10 monthly, low price, close to Rose City Park car; they are snaps. Jas C. Logan, 815 Spalding bldg.

IRVINGTON SACRIFICE.
Must sell my equity in Irvington lot at once. Will sell way below market price. N 46, Oregonian.

SPLENDID south-front lot 3 ft. above grade; 15 min. to bridge; WORTH $2000; will sell for $1350 if all cash; WORTH $2000; NO AGENTS. AP 52, Oregonian.

HAWTHORNE CARLINE.
A sightly ½ block, overlooking the city; price $2750, by owner. Tabor 1560.

PAY ME $10 and 6 per cent monthly, live on lot NEAR "A" car, none beyond 29th st. Owner, K 54, Oregonian.

$1675 BUYS fine lot on Stanton, near Union ave., improvements in and paid. Phone owner, Woodlawn 1595.

$350—Good lot, Mt. Scott carline at Grays Crossing; easy terms. Frank McFarland Realty Co., 309 Yeon bldg., Portland.

DESIRABLE quarter block, on Raleigh st., near 29th st.; high and sightly; for price and terms address owner, D 48 Oregonian.

COUNCIL CREST PARK, lots from $800 up; both city and valley views. W. J. Baker, 519 Board of Trade.

50x100 lot, ½ block from car; gas and cement walks in and paid for. Will sell for $775 cash. O 51, Oregonian.

BY OWNER.
Rose City Park business lot, at a bargain. Phone Main 9252.

$5 CASH and $5 per month, level lot near good 5c car; city water.
BIGLEY & BISHOP, 132 THIRD ST.

WESTMORELAND, 2 lots, corner 17th and Knapp sts.; $1750. W. J. Baker, 519 Board of Trade.

$500 CASH—Fine lot on Broadway, balance $1000 on easy terms, near Broadway car.
CELLARS-MURTON CO., 825 Yeon bldg.

$1450—SIGHTLY lot on East 12th near Brazee, fine view.
CELLARS-MURTON CO., 825 Yeon bldg.

16TH and Killingsworth, corner, must be sold. Call 453 East Burnside.

50x100 COR. 23d and Skidmore. Cheap. No agents. 505 Albina ave.

IRVINGTON Park lot sacrificed, best buy in the tract, 603 Swetland bldg.

MOUNT TABOR-Hawthorne district; choice property, 1 or 2 lots. Phone B 2082.

$150 BUYS my $700 equity in Laurelhurst lot. Call Main 3928.

THREE beautiful lots, east front, one or together, 985 Mississippi ave.

REAL ESTATE.
For Sale—Lots.

FINE BUILDING LOTS
HAWTHORNE VICINITY.
$25 DOWN AND $10 MONTHLY.
50x100 lots that lie mighty fine in the Hawthorne vicinity; prices from $750, and on terms not often obtained. No matter whether you buy to build or to invest you are bound to make money on these. Come and look them over. Take cars to E. 43d and Hawthorne ave., office on corner. Portland-Pacific Inv. Co., 418 Railway Exchange.

OWNER NEEDS MONEY.
For quick sale offers very choice corner 100x100, or will divide into two lots; building restrictions; at end of Hawthorne avenue carline; price $900; part cash, balance on easy terms; for appointment call at 702 Yeon bldg., or telephone Main 1098.

IRVINGTON LOTS.
We offer a few extra choice lots for $1250 and $1350; beautiful corner, $1500 and $1550; very easy terms, or discount for all cash; improvements bonded; these lots are close to Irvington carline.
A. R. DIAMOND & CO.,
207 Railway Exchange Bldg., or East 13th and Knott sts. Phone Main 1529, East 1796.

One of the best located lots in the exclusive residence district of Hawthorne avenue, at a close figure for cash; no agents. Address owner, P 46, Oregonian.

FOR HOME BUILDER.
$1300 for fine corner in Laurelhurst, near Ladd Park, three blocks from car. This is a very cheap lot, near-by lots selling for $2500. Will sell for this price for a short time only. F. E. Clements, A 1515, Main 1503.

IRVINGTON LOT SNAP.
Fine 50x100, south front, on Multnomah st., near 20th; real snap; $2000, terms.
GRUSSI & ZADOW,
317 Board of Trade Bldg., 4th and Oak.

20 PER CENT DISCOUNT,
LAURELHURST LOT,
50x100.
NORTHWEST QUARTER,
1 BLOCK FROM SANDY ROAD.
G 48, OREGONIAN.

IRVINGTON LOTS—BY OWNER.
The non-resident owner of several choice unimproved lots in Irvington will sell at a bargain for the next 30 days, while he remains in the city. Address AE 52, Oregonian.

BEAUTIFUL LAURELHURST.
I have a few extra good buys in this choice addition, one for $800, another for $1200. Take Montavilla car to 39th st. Inquire at office for