REAL ESTATE.

For Sale—Lots.

WEST SIDE LOTS.
$100.
Right on carline on upper Washington st. West 30th and Yamhill sts., beyond City Park; easy payments.
NATIONAL REALTY & TRUST CO.,
712 Chamber of Commerce Bldg.
Main 5129.

CLOSE IN RESIDENCE LOTS, $450.
They are 40x100 ft.; located on East Side, 15 minutes' ride from 2d and Alder; three blocks from Sellwood car; easy terms.
MERIDIAN TRUST CO.,
809 Railway Exchange Bldg.
Phones Marshall 2584, A 7430.

IRVINGTON.
We have this week only some choice lots at a bargain.
50x100, 19th st., $950.
50x90, Hancock, $800.
75x100, near Knott, low value.
DOLEN-BECKLEY CO.,
East 808, C 1003.

IRVINGWOOD.
Take Broadway car, get off at Klickitat street and walk east; eighty lots with natural dogwood and fir trees, in restricted district, at $725; don't miss seeing this; terms to suit; agent on the ground. The Western Securities Co., 414 Spalding bldg.

WASHINGTON ST. LOT.
$1500—Terms.
Two blocks from Washington st. and on the new King's Hta. carline; unobstructed view of the city; modern improvements. This is worth your investigation. AC 448, Oregonian.

PORTLAND HTS. LOT.
$420—$24 Cash.
Convenient to car line, street graded and paid for, city water, unobstructed view, 50x112.5, and every foot can be utilized for gardening. A snap for the price. AC 443, Oregonian.

WILDWOOD. WILDWOOD. WILDWOOD.
Take Oregon El. car, get off at Multnomah station. See for yourself. Eighty lots as low as $275. Western Securities Co., 414 Spalding bldg.

WAVERLEIGH HEIGHTS CORNER.
A fine corner, 115x93, on N. W. corner E. 24th and Ellsworth; swell corner to build on, or a good investment; price $1500; part cash; balance $15 per month.
GRUSSI & EADOW,
817 Board of Trade Bdg., 4th and Oak Sts.

AT FULTON PARK.
Beautiful lot 50x100, 3 blocks from station of Salem Electric and only 15 feet from S. P. Ry.; east front; only 15 minutes' ride from center of city; must sell; price $450; terms. Owner, room 12 Mulkey bldg., cor. 3d and Morrison.

¼-ACRE, Firland Station, on Mt. Scott electric line. Streets graded. Bull Run water. You can buy this ¼-acre at the price of a lot; only $475. EASY TERMS.
KNAPP & MACKEY,
212-13 Board of Trade bldg.

$10 DOWN, $10 PER MONTH.
Fine view lot, matured fruit trees, restricted district, near car, cement walks, Bull Run water; fruit cared for free of charge. 203 Board of Trade bldg. Marshall 4172. A 1022.

LOT on 47th street in Hawthorne Avenue district; 2 blocks from car; all improvements; $675; about $400 cash, rest $10 per month. W. L. Metzler, owner, 44 East 16th Street, North Portland. Phone East 488.

IRVINGTON QUARTER, $1750.
Fifty feet south and east on Knott and 23d sts.; easy terms.
H. P. PALMER-JONES CO.,
212-213 Commercial Club Bldg.
Phones Main 2699, A 2653.

LAURELHURST.
Lot 55x135, close to beautiful Ladd Park, facing south; three feet above grade; away below value at $1148; easy terms. Phone East 989 or C 2535. Mr. Delaunty.

FOR SALE—Beautiful building site on East Side in highly restricted and improved district; will accept small payment down and if you care to build will help you to finance the deal. Phone Main 1503. Ask for Mr. Burlingame.

WOODSTOCK.
2 lots 50x105, cleared except fir trees; low price.
JOHNSTON, BOTHFUR & TUFFORD,
908 Chamber of Commerce. Main 6967.

$975—LAURELHURST—$975.
50x100 lot, one block from car, high and slightly; three feet above street grade. Easy terms. Phone East 989 or C 2535. Mr. Clements.

¼-ACRE, Woodmere Station, on Mt. Scott electric line. Streets graded and water piped. Ask us for prices and terms.
KNAPP & MACKEY,
212-13 Board of Trade bldg.

REED INSTITUTE is in full view from my 100x200 on Woodstock Heights; it has a large number of bearing fruit trees; will sell at a bargain, $2500. Call 414 Spalding bldg.

For Sale—Houses.

BETTER THAN 10 PER CENT NET ON INVESTMENT.
Beautiful new substantially modern flat with 6 rooms and sleeping porch to each apartment; hot water heating system; located near 23d st., in Nob Hill district and on carline; rent for $42.50 per month; lot 53x100; price only $18,500; $7000 cash handles; if you are looking for a good and safe place to invest your money and at good interest, don't fail to investigate this. C. W. Dean & Co., suite 13 Mulkey bldg., cor. 2d and Morrison.

WANT A GOOD HOME?
8-room modern house and lot, Nob Hill, $7100.
8-room modern house and lot, Irvington, $6000.
8-room modern house and two lots, Greenway, $7500.
8-room bungalow, Irvington, $6000.
8-room bungalow, Vernon, $3500.
And numerous others.
VANDYUN & WALTON,
818 Chamber of Commerce.

LAURELHURST, BY OWNER.
Dandy 7-room house; every modern convenience. Nicest location in town. Very reasonable and exceptionally good terms. It will pay you to call up regarding this. M. A. Blanchard. B 2062.

IRVINGTON, ON 21ST ST.
8-room house, new hardwood floors, furnace, fireplace, white woodwork in bedrooms, ready to move into and the price will appeal to you if you know Irvington values.
H. P. PALMER-JONES CO.
212-213 Commercial Club Bldg.
Phones Main 2699, A 2653.

IN ROSE CITY PARK.
Fine bungalow, elegantly furnished, almost new, strictly modern, oak floors, every convenience, $3000, $1000 cash, balance rent. Owner, 413 Ellers bldg., 7th and Alder sts.

$7000 BUYS 16-room new house, over $70 income; 2 4-room lower flats and upstairs 7 housekeeping rooms; cement basement, stationary washtubs; 22d, between East Stark and Oak sts. Owner, Phone East 5430.

IRVING-STREET home; a large, modern 8-room home; absolutely complete in every particular; catchy architecture; ground of 100x110; is a fine speculation. The Western Securities Co., 414 Spalding bldg.

$3500—Modern 5-room house on East 53d st., built by a good builder for his own home; now offered for $500 less than actual value; terms. Call 414 Spalding bldg.

MUST GO THIS WEEK.
Owner compelled to sell 5-room bungalow; fixtures, shades, buffet, fireplace; 18 minutes' car ride; improvements are all paid. Call Marshall 867.

PIEDMONT—WALNUT PARK—HIGHLAND.
I have several good buys in these desirable tracts. See me before buying.
F. B. LENT, 417 Corbett Bldg.

$3150—EASY TERMS.
New, strictly modern 5-room bungalow, close in, street improvements paid; full cement basement and attic; a bargain. Tabor 2852.

FOR SALE by owner—A nice 6-room modern house in Holladay Park Addition. Inquire at 248 Wasco st., or call C 1888.

4-ROOM house, pantry and closet, 50x100 lot, woodshed, Summer kitchen, chicken house, $1000. 179 E. 57th N.

MODERN 5-room bungalow in ideal view; $2200, your own terms. Call 414 Spalding bldg.

SEE Le Nuz & Co. for West Side homes; exclusive dealers in West Side realty. Ground floor Chamber of Commerce.

NEW, elegant 9-room Irvington home, 541 East 20th, near Brazee st., $7500. Phone East 1879.

HOMES from $1000 to $5000; two for selected; examine these before you buy. Zella Gossett, 7 West Killingsworth ave.

HOUSE and lot for sale at 826 Benton st. by owner.

FINE bungalow and six lots, only $2650, easy terms. Phone owner, Main 4018.

6-ROOM house, lot 50x120; will take lot part payment. 336 Eugene st.

7-ROOM house and 1 or 2 lots; must sell quick. Phone East 1223 mornings.

10x100, EASY terms, 4-room cottage, barn, chicken house, fruit trees. Phone C 1291.

$20 MONTHLY buys 5-room bungalow; modern; $2850. Phone owner, East 2741.

IN IRVINGTON—For sale, modern residence. For particulars phone P 1384.

SWELL bungalow, three lots; only $2300; easy terms. Phone owner, Main 4018.

REAL ESTATE.

For Sale—Houses.

IDEAL SUBURBAN HOME.
A well-built, comfortable 7-room house with 9 full-size lots, 4 blocks from car, 20 minutes from down town; beautiful lawn, genuine English hawthorn hedge, rare roses and imported shrubbery; a large number of the finest fruit trees, which have this year produced several hundred dollars' worth of fruit; a good barn, with graveled driveway, which may also be used for a garage. This place is on the main automobile road out of Portland, which is now being paved to within a short distance of this property; it lies opposite a 300-foot driveway leading to the most beautiful of our city parks. The city will soon spend a large amount of money improving this park, which will make surrounding property extremely desirable for fine residences. The owner has spent 15 years improving and beautifying these grounds and they now make an ideal spot for a home. Besides which the property is a mighty good investment, on account of the rapidly enhancing values in this particular vicinity. Price only $7500, terms. Owner, Ide Trust Co., Lumbermens Bldg., 5th and Stark.

HOME HUNTERS, LOOK HERE.
5-room modern cottage, 1 block from Williams ave. car and south of Walnut Park, in nice location; street improvements all in; lot is 50x150, has all kinds of fruit and shrubbery; price $1150, $750 cash, balance to suit; for further particulars regarding the above as well as many others, call on C. F. Pfluger & Co., realty dept., suite 12, Mulkey bldg., cor. 3d and Morrison.
Established 1886.
Member Portland Realty Board.

BEAUTIFUL home on 100x100 corner, in best Rose City Park district; new, modern, very artistic in design and arrangements; east front; all rooms large, hardwood floors, plate glass windows, fireplace, tiled bathrooms with shower, cement basement and furnace. A handsome home in splendid location; price $7000. McAllister & Lueddemann, 919 Electric bldg.

MR. LOT OWNER, HERE IS YOUR CHANCE TO IMPROVE YOUR PROPERTY WITH A HOME, FLAT OR APARTMENT; WILL FINANCE IT AT A LOW RATE OF INTEREST; PLANS FURNISHED FREE. IT WILL PAY YOU TO COME IN AND TALK THIS OVER.
J. E. ATKINS,
ARCHITECT AND BUILDER.
HENRY BLDG.

$1300—FINE 6-ROOM HOUSE—$1300.
Nearly new fine 6-room, 2-story house, all latest improvements, built-in china closet, panel dining-room, Dutch kitchen, fine fixtures, etc., lot 41x100, on Arnold st., near 37th, just south of Hawthorne ave., price $3250, $1300 cash and $20 a month.
GRUSSI & EADOW,
817 Board of Trade Bdg., 4th and Oak Sts.

COLONIAL IRVINGTON HOME.
11-room home, one block from Broadway carline, in the best part of Irvington; finished in oak and mahogany; street improvements all in and paid; billiard-room, fireplaces, hot-water heat, etc.
H. P. PALMER-JONES CO.
212-213 Commercial Club Bldg.
Phones Main 2699, A 2653.

LAURELHURST.
7 rooms, attic, hardwood floors, fireplace, bookcases, buffet, paneled dining-room, walls tastily tinted, sleeping porch, screened-in sleeping porch, built-in refrigerator; $5500; $500 down; easy terms; worth $7500.
CO-OPERATIVE TRUST COMPANY,
404 Yeon Bldg.

IRVINGTON.
Owners needing money, must sell at once at sacrifice. See us. We are on the ground and know every house in the addition. We can save you money.
DOLEN-BECKLEY CO.,
East 804, C 1993.

BUILD NOW
and have a comfortable home this Winter; will put you in your home for $50 down and $15 per month.
THE HOME BUILDERS,
604 Beck bldg., 7th and Oak sts.

FOR SALE — Four lots, 22x50, running through block, 5-room plastered house, rents for $10 per month; two blocks from Mt. Hood Railway, close to Montavilla car; price $1500; small amount down, 2 years' straight mortgage on balance. 217 E. 60th North, corner Multnomah. Owner, Main 6121.

SUNNYSIDE BUNGALOW.
Nice, nearly new 5-room bungalow; gas and electric; full cement basement; a fine location; E. Yamhill st., near 32d; price only $2300; some terms at $20 per month, 6 per cent.
GRUSSI & EADOW,
817 Board of Trade Bdg., 4th and Oak Sts.

DO YOU WANT A HOME?
$300 down and $20 per month will buy 6-room new 2-story semi-bungalow, close in on 84th street; hardwood floors, large closets, paneled dining-room, buffet, fireplace, Dutch kitchen and full basement; paved streets and good view; price $2400. Main 1403. 626 Yeon Bldg.

FOR SALE—Beautiful new six-room residence on East Side, in highly restricted district; improvements all in, one block to carline; 20 minutes' ride from the heart of Portland; price $4750, only $500 cash required. Phone Main 1503. Mr. Burlingame.

EXCEPTIONAL PIEDMONT OFFER
A fine 7-room house, hot water heat; near cars and high school, with 60x160 lot for $3000. House alone cost $4700; or will sell with 100x187 ft. lot for $7500. Investigation will prove best buy in city. Owner, phone Woodlawn 2127.

ALBERTA-STREET BUNGALOW
Nice 5-room bungalow, No. 508 Alberta street, between 10th and 11th; this is in the business district and a snap at $2500, $500 cash and $20 per month.
GRUSSI & EADOW,
817 Board of Trade Bldg., Fourth & Oak.

FOR SALE by owner, ½ acre, in cultivation, 5-cent car fare, 5-room box house, woodshed, chicken-houses, 2 large chicken yards, terms reasonable. Phone Main 5942 before 2 P. M., or address AD 453, Oregonian.

$450—TERMS.
House and corner lot 50x100 feet, two rooms, Bull Run water; good location; total price $450; $45 cash, $19 per month. Call at Gregory Heights' office, end of Rose City Park carline.

FOR SALE—Splendid modern Irvington home, seven rooms and sleeping porch, less than six thousand; owner leaving city and must make sacrifice; thirty-two fifty will handle; deal with owner and save commission. E 440, Oregonian.

MODERN six-room furnished house and corner lot 50x100, one block from carline in best residence district in Irvington, 15 minutes from center of city; price $4500; terms $1250 cash, balance on time. Address owner, AB 441, Oregonian.

$3100—HAWTHORNE DISTRICT—$3100.
6-room new, modern bungalow; every convenience; full basement and attic; east front; $250 cash, balance terms. Call owner, Marshall 557 or A 2844.

AN excellent, seven-room, modern, two-story house, near car, school and only 15-minute ride from 3d and Washington sts.; price $3600, $500 cash, balance like rent. J. H. Tipton, 1108 Spalding bldg.

7-ROOM two-story residence, modern in every particular, on paved street, 1 block to car, at a bargain, restricted district; deal with the owner and save commission. East 3839.

$200 CASH—EASY PAYMENTS.
Beautiful 100x100; lawn, roses, fruit, garden, henhouse, 5-room, plastered, tinted cottage; bath. Only $2500. Discount for $1000 cash. Telephone Tabor 1292.

$500 LESS than cost 2 years ago, will buy 100x100 corner on E. 10th st.; 2 good buildings on this; one-third cash; balance 3 years at 6 per cent. 361 E. 11th st. M. 3023.

$2750.
7-room house, brand new hardwood floors, corner lot 50x100, $250 down, balance like rent. Phone Tabor 651.

$100 CASH, $15 per month, new 5-room modern bungalow; lot 50x100, 4 blocks from Clark station, only $2200.
HIGLEY & BISHOP, 182 Third st.

BY owner, new 4-room house on carline; good neighborhood; $1300, $200 down, balance to suit purchaser. Box 243, St. Johns, Or.

NEW modern 5-room house, sewer and sidewalks in, good car service, great bargain for cash, terms if desired. Apply 404 East 44th st.

FOR SALE
SNAP
5-room house one block from Union ave. and Alberta carlines. East 5539.

$2100 FOR 6-room house; $200 cash and $15 a month; will handle lot 40x100. Phone Wdin. 3229 or C 2429.

$1400—5-ROOM cottage in Kenton, 50x100; $400 cash; $400 per year; no agents. T 447, Oregonian.

$1050, SMALL modern cottage on corner 100x100; near car and river. Box 102, Milwaukie, Or.

FOR sale at half price— my $1500 equity in a Rose City Park bungalow. Phone Woodlawn 1252.

OWNER leaving. Sacrifice, fine new 7-room home. Never been occupied. Fireplace, sleeping porch. Quick sale. East 5327.

$2620 FOR 5-ROOM bungalow; must be sold this week; modern; lot 50x100. Phone Wdin. 3229 or C 2429.

BY owner, new modern 6-roo mhouse, close in, sacrifice sale; small payments. 407 Jefferson st., apt. B. Main 4384.

FOR SALE—Or to rent; 5-room house; lot 50x165; Mt. Tabor. 39 E. 63d. Owner leaving city.

REAL ESTATE.

For Sale—Houses.

IRVINGTON HOME.
$1400 PROFIT.
It looks to me that a well-built 6-room house for $1450 less than the same kind of house next door sold for, would be a bargain and worth your time to investigate. My house has all the late modern improvements and is close to both the Broadway and Irvington carlines. I have taken the sale of it away from the real estate agents and offer it cheap. See owner daytime at 310 East Morrison st., or phone B 1342. Phone evenings, East 731.

BROADWAY home of 8 rooms; new, never occupied; four rooms with toilet and screen porch on first floor; second floor has two small and two large bedrooms; a sleeping-porch and complete bath, floored attic; all cement basement with laundry trays, furnace, fireplace, lighting fixtures and shades at windows; lot 37½x100, facing south; all street improvements paid; price $5750; terms to suit. See Mr. Van Nice.
CHAPIN & HERLOW,
Members of Portland Realty Board.
332-338 Chamber of Commerce.

PLANS OF ARTISTIC HOMES.
(Hundreds to select from. Designed by A. H. Faber, architect.)
Houses $500 to $1500—$5.00.
Houses over $1500—$10.00.
You can get your own builder, or we will submit the plan to competitive bidding by competent contractors, and you secure your home at the lowest cost.
Financial aid if you want it.
Call for our finely illustrated book.
PORTLAND BUILDING ASSOCIATION.
322 Monnavie Bldg.

IRVINGTON.
$1550 cash, with balance at 7 per cent, will purchase an artistic home of 6 rooms, with glass-inclosed sunroom and sleeping porch; has 2 fireplaces, furnace and kitchen stove; screens and shades; garage, with concrete driveway; located in best part of Irvington, on full lot; all improvements in and paid for. Apply to owner, 1128 Board of Trade. Phone A 5344.

BEAUTIFUL HOME, $7500.
One of the prettiest homes in the East Burnside district; hardwood floors, furnace, fireplace, sleeping porch, beautiful decorations; this house must be seen to be appreciated; frontage on two streets; can be handled on very easy terms.
H. P. PALMER-JONES CO.,
212-213 Commercial Club Bldg.
Phones Main 2699, A 2653.

THAT VACANT LOT.
WHY NOT TURN A BURDEN INTO INCOME PROPERTY? IF YOU OWN A LOT, WE WILL FURNISH THE MONEY AND BUILD RESIDENCE OR FLATS. PLANS FREE. IF WE BUILD, OUR REPUTATION YOUR PROTECTION. IT WILL PAY YOU TO INVESTIGATE.
J. R. BAILEY CO., INC., CONTRACTING ARCHITECTS, 324 ABINGTON BLD.

ROSE CITY PARK.
$250 CASH.
7 rooms, large living-room, dining-room, beamed ceiling, built-in buffet and bookcases, solid oak floors, Dutch kitchen, furnace, fireplace, etc.
NATIONAL REALTY & TRUST CO.,
Room 723, Chamber of Commerce bldg.
Phone Main 5129.

IRVINGTON—Elegant new modern home with pretty lawn. Living-room, dining-room and bedrooms of this home are unusually attractive, and the arrangement of French doors opening out on large roomy porches will appeal to anyone. For quick sale will sell at cost, $1650 cash will handle it, balance $20 a month. Call East 4216.

BEST value in a home ever offered; one block to Rose City Park car, on 42d st.; four trees on an east-front lot; 5 large rooms and attic; all built-in effects; small down payment; balance like rent. If you are particular this will suit you. See owner.
J. S. ATKINS, Henry Bldg.

BEST BARGAIN IN CITY.
2 new, strictly modern bungalows, 4 and 5 rooms ready for occupancy, $2000 to $2300; small payment down, bal. like rent; let me show you these homes.
JAS. A. CLOCK,
252 Alder st. Main 8189.

LAURELHURST.
Small payment down, $25 monthly; beautiful home; solid oak floors, built-in buffet and bookcases, mirror doors; furnace, etc. Hard-surface street improvements all in.
EMPIRE REALTY & TRUST CO.
402 Yeon bldg. Marshall 849.

HOLLADAY QUARTER BLOCK.
100x100, facing south and east, on corner Wasco and 21st sts.; this is one of the most desirable corners, as 21st is an 80-ft. street; price $9300.
H. P. PALMER-JONES CO.,
212-213 Commercial Club Bldg.
Phones Main 6060, A 2653.

HOLLADAY HOME.
Modern 7-room house, with sleeping porch; close in; one block from Broadway car; on corner; paved streets all in and paid for.
H. P. PALMER-JONES CO.,
212-213 Commercial Club Bldg.
Phones Main 6060, A 2653.

HOME on the Willamette River, 300x400, 300 feet river frontage, just south of Milwaukie, 4 blocks from Island station, 25 minutes' ride to center Portland, city water, electric light. The only desirable river front so close to Portland. No house. $4000, half cash. See owner, 413 Corbett bldg.

6-ROOM BUNGALOW.
One block from Broadway car, hardwood floors, fireplace, built-in bookcases, etc.; price $4250; $500 cash and $30 monthly.
H. P. PALMER-JONES CO.,
212-213 Commercial Club Bldg.
Phones Main 6060, A 2653.

IRVINGTON HOME.
Modern 8-room house, hardwood floors, furnace, fireplace, in fact absolutely complete. Easy terms. Price $8000.
H. P. PALMER-JONES CO.,
212-213 Commercial Club bldg.,
Phones Main 2699, A 2653.

BEAUTIFUL Willamette Heights home; 7 rooms, new and modern, hardwood floors, fireplace, cement basement, one block from car line; magnificent view of river and mountains; price $6500. McAllister & Lueddemann, 919 Electric bldg.

ROSE CITY PARK.
5-room bungalow, new, well built, near carline; cement walk; price $2850; $300 cash, balance to suit.
JOHNSTON, BOTHFUR & TUFFORD,
908 Chamber of Commerce. Main 6967.

EAST BURNSIDE SNAP.
8x100, with modern 8-room house; west of 24th st.; price $7500.
H. P. PALMER-JONES CO.,
212-213 Commercial Club Bldg.
Phones Main 2699, A 2653.

WHY PAY RENT
when $100 down will give you a nice, comfortable 5-room home with all modern conveniences, balance like rent? $2000 for house and lot, on Congress st., near Prescott. Phone C 1558 or East 2257.

DON'T PAY RENT.
We have 4, 5 and 6-room homes, all modern, in restricted districts, for sale on easy terms. Provident Investment & Trustee Company, 201-2-3 Board of Trade. Marshall 472. A 1022.

FOR SALE—By owner, 7-room new, modern bungalow on graded street, cement sidewalk, sewer, 1½ blocks to streetcar, at a sacrifice if taken at once. H 428, Oregonian.

7-ROOM, 2-story residence, modern in every particular, on paved street, 1 block to car; at a bargain; restricted district; deal with the owner and save commission. East 3329.

LOOK—$1400. A beautiful 4-room bungalow among the firs. Nicely decorated. 1 block from school, and Patton ave.; terms. Phone Main 2708.

FOR SALE by owner, 1 or 2 acres with new 5-room bungalow; all hard finished, on easy terms, close to car. AV 506, Oregonian.

ROSELAWN AVENUE.
$2150—New, attractive 6-room house; strictly modern; terms. Owner, 520 Chamber of Commerce. Phone Marshall 562.

For Sale—Business Property.

MIGHT consider first mortgages or some good real estate at cash value as part payment on fine West Side apartment house on 11th st., south of Morrison; price $25,000; monthly income $290. Portland-Pacific Investment Co., 418 Railway Exchange.

BUSINESS PROPERTY.
Store building and cottage with two lots E. Morrison st., only $3500, with small outlay, good for 10 per cent income. Investigate.
VANDUYN & WALTON,
818 Chamber Commerce.

For Sale—Acreage.

FINEST in Oregon for fruit, vegetables or walnuts, 3 and 10-acre tracts, 10 per cent cash, balance 1 to 10 years. Eager & Watson, 210 Lewis bldg., 4th and Oak sts.

$475 AN ACRE, cheapest acreage in Portland; inquire and verify; $175 will handle 10 acres, close in, balance on long time; no agents. AD 459, Oregonian.

FOR SALE—5-acre tract, 2½ miles east of Montavilla, near Mt. Hood R. R.; good investment. Main 5212, A 5257.

WILL sell 5, 10 or more acres of orchard land, planted or not. See owner, Renwick Hotel, room 302. Call from 10 to 2.

ACREAGE and farms, from $12.50 per acre up; large and small tracts. Call Kinney & Stampher, 501-2 Lumbermens Bldg.

ONE acre for $1000, near Multnomah station. Call 414 Spalding bldg.

FOR SALE—By owner, 92 acres at North Plains, all under cultivation; $100 per acre. Phone Woodlawn 1092.

REAL ESTATE.

For Sale—Acreage.

$50 PER ACRE.
346¼ acres. Located near prosperous railroad town, 57 miles from Portland. 140 acres under cultivation, 110 of which is rich, volcanic ash land and 30 acres red-shot loam; bench land. 155 acres oak grub, much of which is well rotted stumpage, some old slash and some naturally cleared. About 21¼ acres in saw fir. Two perpetually running creeks and several all-year springs. Land thoroughly bored and tested, showing not less than five feet of rich top soil. 840 bearing prune trees, besides apples, cherries, plums and small fruits, etc., for family use. Eight-room house, phone and well; barn 100x50, all necessary outbuildings. Ranch is located 400 feet above the altitude of the town. Roads good and hard the year round, grade sufficiently easy for one span of horses to haul all a wagon will hold, both ways. Store, church, school, and Postoffice near by. Adjacent land cannot be bought at twice the price. Terms: ¼ cash, balance long time. This offer holds good few days only. Address owner, AB 442, Oregonian.

HOP LAND, FRUIT LAND, GARDEN TRUCK LAND
Small tracts, one hour from Portland on Oregon Electric Railway. One block from town, rich dark soil, some planted in hops, fruit and garden truck. 10 per cent down, balance easy payments. Hop crop this year almost paid for value of land. Trains hourly, electric lights, telephone, etc. This is selling fast. See us at once.
OREGON FARM LOAN CO.,
403 Lewis Building.

ACREAGE.
1, 2, 5, and 10-acre tracts, close to Portland, on West Side, in beautiful valley, just west of Council Crest and only 40 minutes' ride; 2 good carlines. The tunnel will bring this location within 22 minutes of 6th and Washington sts. Good roads, fine water at 24 feet. $250 to $500 per acre, and upon easy monthly payments.
THE SHAW-FEAR COMPANY,
Main 35. 102 4th st. A 3500.

HOOD RIVER BARGAIN.
All planted, prime condition; 19¼ acres of fine commercial orchard in heart of Hood River Valley, on main county road; part in bearing; improved with good house; plenty of water for irrigation, also spring water piped to house from large spring on place; will average 15 per cent net first 3 years, at which time all will be in bearing and greatly increase the profits; $5000; and modern Portland residence worth $5000, free from incumbrance, will put you in possession. O 458, Oregonian.

BEAUTIFUL MT. TABOR.
Why pay $2000 for a mere lot when you can buy one of the finest acres in Portland for this amount?
We have for sale 1 acre, within 200 ft. of the new Mt. Tabor Park, at the end of Mt. Tabor carline; city water; all kinds of fruit trees, berries and grapes.
Magnificent view of the Cascade Mountains.
Investigate.
SHEEHY BROS.,
130 13th St. Both Phones.

FINE CLOSE-IN HOMESITES.
5 to 9 acres on Oregon Electric, with running water, lies fine and slightly and best of garden soil. Only $175 per acre with small cash payment and easy terms. Unquestionably the cheapest acreage on the market near city. Buy acre homes instead of a lot and be independent and raise everything you eat. Also 5 to 6 acres, cleared, for $350 per acre.
VANDUYN & WALTON,
818 Chamber Commerce.

5-ACRE tracts down the river on West Side, opposite St. Johns, and 2 miles back from Willamette River. Macadamized road all the way. $150 to $350 per acre, and upon easy monthly payments.
THE SHAW-FEAR COMPANY.
Main 35. 102 4th st. A 3500.

$80 DOWN AND $16 MONTHLY
Will buy 10 acres rich Tualatin Valley fruit land; acknowledged by experts as the best in the state; adjoining land selling for $400 an acre, and we are asking only $50 per acre; on the above easy terms.
PACIFIC N.-W. DEVELOPMENT CO.,
405 Couch Bldg.

LAND, SOIL, DIRT.
$35 to $50 per acre; it's close to Portland with rail and river transportation; any size tract, 5 to 160 acres; small payment and long time; you can't buy better soil, better laying land or better watered tracts at any price; taking advantage of this offer is better for you than if I handed you a $1000 bank note; let's talk it over, 1 to 6 P. M. 306 4th st., room 1.

FOR SALE AT ORENCO.
5 acres, on carline, 14 miles from Portland; up-to-date little house, range, some furniture, small fruit, young orchard, well, chicken-house, barn, dairy cow, chickens, hay and wheat, big garden, 25 cords of wood cut, near church and good school. Get off car at Quatama station, go west; $2000, terms. Address Thos. Tarawell, Orenco, Or.

CHICKEN and fruit ranches near Portland; walking distance to good town; running water, best soil, free wood, splendid fruit district; view of Columbia River and snow peaks; 2 acres, $250; 5 acres, $400; 10 acres, $600; 10 per cent cash, easy payments; other tracts near railway station, $15 to $40 per acre.
FRANK M'FARLAND REALTY CO.
308 Yeon Bldg., Portland, Or.

10-ACRE tracts, creek bottom, deep rich soil, for gardens, water for irrigation, large creek on land; no rock or gravel; 2 fine cold springs, one hour's ride from Portland, one mile from railroad station and boatlanding and prosperous town of 1500 population; in a famous fruit and berry section; cheap and on easy terms. 513 Couch bldg., 109 4th st.

WEST MT. HOOD DISTRICT.
160 or 320 acres, within mile survey Mt. Hood Railway, about half tillable if cleared, running water and some good timber. A snap at $20 per acre, easy terms, or might trade.
VANDUYN & WALTON,
818 Chamber Commerce.

IRRIGATED LAND FOR SALE.
I have a fine list of large and small tracts of irrigated land in the Deschutes Valley for sale and on very easy terms; the railroad will be here October 1. Write for more information, and descriptions; agents wanted. W. S. Rodman, Redmond, Oregon.

2½ ACRES, being tract 10 in Primrose Acres, at Multnomah Station, on the Oregon Electric Ry., just 5 miles from the center of town; this is the best buy in acreage in this district; $2200, small payment cash and easy terms. Western Securities Co., 414 Spalding bldg.

$375 BUYS 10 acres deep red shot soil adapted to fruit and vegetables; all smooth and tillable; no rock; wood and water; close to school, Postoffice and store; within easy reach of Portland and the cheapest land on the market. 512 Couch bldg., 109 4th st.

TEN acres beaverdam land, under irrigation and ready for crop, best for onions, celery, cauliflower, potatoes, etc.; river and rail transportation; nothing better anywhere; low price and easy payments. Investigate. 512 Couch bldg., 109 4th st.

19.16 ACRES, one hour from Portland; no rock or gravel; lies good; 3 miles to rail and river transportation on a macadam road and daily R. F. D. route; one mile to school; for $1050, on easy terms. By owner, Room 212, Lumber Exchange.

5¼ ACRES on Oregon Electric; fine cleared land with some wood and running water; all platted into 5-acre tracts; price $225 per acre; $5000 cash, balance 3 years at 6 per cent; full information at my office, 414 Spalding bldg.

OAK GROVE.
1 1-3 acres, good 5-room house, chicken-house, wood shed, fruit, best of soil, close to carline, stores and school; good residence district; a bargain at $2500; terms.
C. B. LUCAS, 511 Corbett Bldg.

FINE garden tracts on Sauvies Island, opposite Burlington; 12 miles from Portland; railroad, streetcar and boat transportation; these tracts are on high land and never overflow. 512 Couch bldg., 109 4th.

$1500—4 ACRES good garden land, on West Side, close in; 300 cords of wood standing; neat house, barn, chicken-house; just the place for chickens. H 441, Oregonian.

$40 PER ACRE—140 acres of logged-off land, 25 miles from Portland, on railroad, in the Scappoose fruit belt. Enough timber remains to pay for place. Easy terms. AC 456, Oregonian.

IN A few days I will be ready to offer you choice acre tract on a 10-cent fare at a price that will surprise you; let me show you this. L 239, Oregonian.

ACRE tracts, West Side, close in, 20 minutes' car service; best of soil; $400 and up; easy payments.
B. F. DOVE INC.,
420-422 Board of Trade.

REAL ESTATE.

For Sale—Acreage.

LIVING STREAM.
Over 7 acres fine black loam soil; enough standing timber on place to pay for clearing and make you good wages for the Winter; located 12½ miles from Portland, on main county macadamized road, close to electric and steam lines; small stream with water the year around; some beaverdam soil on this tract; level land, with no gravel or waste land; one crop of berries will more than pay for the entire tract; very low price, with small payment down and balance to suit purchaser.
Look up this rare bargain at once.
PACIFIC N.-W. DEVELOPMENT CO.,
405 Couch Bldg.

1 TO 5-ACRE TRACTS.
Close in on Oregon City carline, best of soil, all in cultivation, fine location for suburban home, price is right; terms are right.
C. B. LUCAS, 511 Corbett Bldg.

For Sale—Homesteads.

ADVANTAGES of Oregon; 100-page book gives the amount of Government land open to homestead in each county in Oregon, Washington and California and description of same; gives homestead, desert, timber, stone, coal and mineral laws; two maps of Oregon in colors, 21x28; one showing R. R. in operation and one showing R. R. proposed and under construction, including Eastern and Central Oregon; book 25c; maps 25c each, or the three, 50c; map of California, in colors, 17x22, 25c. Nimmo, Runey & Co., Hamilton bldg.

CAN locate you on 320-acre homestead in Southeastern Crook County; excellent soil, plenty of water at 10 to 20 feet; good neighbors, stores, postoffice, near two townsites and railroad survey; satisfaction guaranteed; location fee $10. Write S. Montgomery, Bend, Or.

AM returning home Wednesday and can locate two persons on homesteads near railroads. If you are interested it will pay you to see me. Room 203, Hotel Rowland, 207½ 4th st., South.

FREE homesteads, located near Portland, good soil, timber, water, wheat, corn, fruit and stock land; good homes; near school, P. O., R. R. and river. Covey, 247 Oak, room 21.

CAN locate homeseeker on vacant Government land in Central Oregon. Have several locations, will charge nothing to tell you of them. A 477, Oregonian.

A CIVIL engineer out of employment can locate you on free Government land in Central Oregon; will cost you nothing to consult. A 477, Oregonian.

SEVERAL homesteads to be had near railroad; rich dark soil; no sand. R. L. Wellason, 123 N. 16th.

For Sale—Fruit Lands.

FOR SALE—By owner, tract of orchard land near Lyle, Wash.; about 30 acres ready for planting, balance unimproved; dwelling-house and outbuildings. Price low; terms easy. C. M. McLeod, Lyle, Wash.

MAN with about $2000 to take a third interest in 60-acre tract of land; 50 acres in cultivation, rest beaverdam; object, to set out apple orchard; experienced man preferred. P 427, Oregonian.

FOR SALE—16-acre bearing apple ranch in Rogue River Valley, arts and crafts house, good barn, etc.; $2500 will handle it. Owner, Seward Hotel.

I FURNISH and plant highest-grade apple trees; I guarantee 214 per acre; other fruits slightly higher. Jesselson, 416 Chamber of Commerce.

For Sale—Farms.

IMPROVED AND UNIMPROVED FARMS.
From 10 acres up to 4000 acres for sale at very low prices and on easiest kind of terms.
I own the properties I offer for sale and am in position to offer bargains that are only obtained by dealing directly with the owner.
IT WILL PAY YOU TO SEE ME BEFORE YOU BUY ACREAGE.
J. O. ELROD,
518-519 Corbett Building.
Portland, Or.

COWS FOR SETTLERS WITHOUT CASH OR INTEREST.
All the cows you want at cost, to be paid for with half your monthly cream check. Creamery wagon comes to your door. Cows pay $10 a month in butter-fat. Acre alfalfa supports 3 head and 6 hogs; yields 12 tons a year, besides pasture. Rich river bottom soil, 50 feet deep. Gravity irrigation; all the water you can use. Greatest dairy and fruit belt in world. Fruit and vegetables all winter. Beautiful place to live. Healthy. Land cheap. Easiest terms.
LOS MOLINOS LAND COMPANY.
Los Molinos, Calif.

WE HANDLE
Grain, stock and fruit farms in large and small tracts at prices that are right and will appeal to you from a farming standpoint. Wasco County stands for income producer to the man who knows. Future advance is your grain, not our talking points; 25 years' experience in this district. Call and consult us.
JOHNSTON-BOTHFUR & TUFFORD,
Fruit and Farm Lands,
908 Chamber of Commerce Bldg.,
Portland, Oregon.

SUBDIVIDING PROPOSITION.
220 acres, 160 in cultivation, 55 irrigated, balance can be irrigated, soil deep, rich, black loam and beaverdam (genuine), large barn, silo, flour mill with late modern machinery, dairy cow, controlling 70-horsepower; 28 miles from Portland on electric road, on milk route, R. F. D., telephone; fine dairy farm; excellent subdividing proposition; the soil is there, fine truck farm. Price $90,000; good terms. Zimmerman, 510 Board of Trade Bldg.

FORCED SALE—40 acres rich bottom land, house, barn, fenced, all in cultivation, $60 per acre.
160 acres rich land, mostly all level, $20 per acre, in Yamhill County.
6½ acres orchard land in Roseburg,