# HAPPY LIFE URGED

Thomas Hawkes Tells What Should Be Civic Aim.

## AIR SPACE DECLARED NEED

Landscape Gardener of Portland Says City Should Be Bullt So ns to Give Inhabitants Picuty of Room.

The foundation of ideal city plan-ning is the location of its streets, said Thomas Hawkes, a landscape gardener of Partland, in his address on The Ideal to Be Striven For in City Plan-

Ineal to the Art Inglitute at Fifth and Paylor streets, yesterday afternoon.

The ideal to be achieved is to make the masses happy," said the speaker.

The main svil is congested streets A rich man in Portland has an averaged some square feet of land on white live. A man of the middle class han average of 1000 square feet, the Eastern cities most of the powerage 20 square feet, a space five in

## Direct Routes Payored.

The object in laying out a city is to plan streets that will give the shortest distance between important places. Right angle streets will not allow this.

allow this.

Transportation is the next problem. The city should own the ralloways if sood transportation is to be had. While I neither land nor deprecate the single-tax theory. I helieve that until land is properly assessed, and by the owner, who is willing to turn over his properly immediately for the price at which he assesses it, there will not be much accomplished toward relieving the present congention, which is due to the selfish desire of property owners to extract all the money they can from their property.

Benefits are Shown. Benefits Are Shown.

"When good transportation is to be had, we will have a relief from congration. There will be fewer hospitals and charitable buildings, for there will be more parks and playgrounds for the public, which are necessary for good sealth."

## WHOLE ACT NOT ASSAILED

Protection of Franchise Purpose of Abandoned Sult.

PORTLAND, March 2 -- (To the Ediportland, March 1 - 10 the portland of the formulates action in testing the constitutionality of the Presidential primary law, I wish to state that the committee never had any intention of trying to have the entire law set aside, but only that part which disfranchises

There are ten delegates to be elected to the National Convention and each voice can vote for only one delegate as the law now stands. There are five elections to be elected to the electoral college and we can enly vote for one. Every man who has an interest in the estreme we think ought to vote for the whole number to be elected. Otherwise we have no chance to express our choice, except as to one delegate or choice, except as to one delegate or elector. Multinomah County will elect five Senators next Fall and it would be just as reasonable to say that each collegate only vote for one Senator. If one man was very popular he might receive all the votes cast except 18, and these 28 would elect the other four Benators. There are ten delegates to be elected

We have been misrepresented as committee by certain people assuming that we stood for Taff. It is likely that the committee is divided, all we can do is to stand for the choice of the people as it will-be expressed at the polls, and we were only insisting that the people should have an exportantly of expressing their choice fully instead of one-fifth or one-tenth of their choice. Certain people have assumed that all the people who preferred Roosevelt were in favor of this part of the law which disfranchises the voters in part, I have talked with many supporters of Housevelt, and have found only one who thinks this part of the law is as it should be I have also talked with many as it will be expressed at who infines this part of the with many should be I have also talked with many personner at and have not found a single one who thinks this part of the law right. The debagogness are in a terrible strait when they have to resent to misrepresentation to accompli-

such misrepresentation to accomplish their ends.

Some of the candidates for the National Convention are declaring themselves for Receivelt. It would be just as logical for a Statement No. I man to declare himself for some one man for the United States Scente. What he should do to be consistent is to zay he will support the people's choice.

Another people in which the committee has been misepresented is that we contemplate testing this part of the law envelopes. The truth is that we decided not to commence the said unless the Democratic State Central Committee would join as. I went to see the chairman to see if they seeked do and he said that he was personally opposed to this part of the law, but was extincted that he committee would not accomise that the committee would not accomise that the committee would not accomise that he committee would not accomise. that the committee which and the with as, in view of the demanagemen we have to soutend with and their persistent misrepresentation, we have concluded that we can stand it to be distractulated in part if the rest can.

C. W. NOTTINGHAM.

Chairman Republican State Central

## IRISHMEN TO HONOR DAY

Anniversary of the Birth of Robert Emmet Will Be Celebrated.

in all parts of the world today, sherever frishment make their bounds, will be celebrated the 134th birthday of Robert Emmet, Ireland's beloved partiest and martyr. The observance of the day in Portland will be in charge of the Ancient Order of Hibernians. partied and matter. The observation of the Ancient Order of Hibermans, of the Ancient Order of Hibermans, which has arranged an entertainment tonight in the Woodmen of the World Hall, or Eleventh street. The principal address will be delivered by John Fleming Shields. John Fleming Wilson, writer and novelist, will also speak Professor Laniel H. Wilson will apeak on Memories of Ireland. Emmer's Speach From the Dock" will be given by Aloysian Hyland. John J. Dunn, of Candan, Or. will apeak on "Kelly, Burke and Shea." The musical numbers will be Chorus, "God Save Preland," Mrs. Frank Rickert, leader. "She Is Far From the Land," F. E. Osborns, "Killarney," Mrs. Frank Ruckert, Itale Kerry Danes," Mrs. Ruckert, The Kerry Danes, Mrs. George K. McCord, "My Wild Irish Ross," Fred II. Osborns. Cornelius G. Murphy will be shairman.

Cupid Nets Portland Couple. VANCOUVER, Wash, March 5.— (Special)—Miss Christine Berlis and Harry Hite, both of Portland, were married here today by the Bev. Walter AMUSEMENTS.

HEILIG TRANSF

HENRY WOODRUFF THE PRINCE OF TONIGHT Medicelar Matines: \$1, 75c, 56c, 15c, SEATS NOW SELLING.

SEAT SALE OPENS TOMORROW IS A. M.

3 REGINNING Thursday, March 7

# Mrs. Leslie Carter

"TWO WOMEN" Management John Cort.
Evenieur Lower floor, if rows \$2, 7
rows \$2.50. Falcony, first 11 rows \$1,
roll 6 rows Tig, last 3 rows 50c. Gal-Batarday matrice; Lower How, rest \$1.50 T rows \$1. Balcony, 5 re \$1. 6 rows The, 11 rows Sec. Gallet ble-25c.

BAKER NAME TO A STORE LE BAKER . TONIGHT - All week, Mats.; Wed. (25c),

THE GIRL FROM RECTOR'S

# MATINEE EVERY DAY

WEEK MARCH & Noveloop Passines: Fritz Hemston; Matropoli-ian Canaries; Mooce and Browning; The Co-louini Bellies; Rice, Bell and Baldwin; Pass-tagescope, Popular prices, MATINEE DAILY, Box office open from 10 A. M. to 10 F. M. Boxes and first row balcomy reserved. Curtain 2:30, 7:15 and 9. Phones.—A 2236, Main 4636.

# LYRIC POCRTE

ALL THE STREET TOM MACGUIRE, Singley Celt from the Heather. THE TRIO.
Welss, Couningham & Welss, and MISS TOMMY FROM TEXAS.
Two Performances Nightly, Matinees Dally.
Friday Night—Chords girls contest after such performance.

L Eck, of St. Paul's English Lutheran Church. They will visit a short time in Portland, and then go to Chicago, where they will make their home.

## DAILY METEOROLOGICAL REPORT.

PARTLAND. March 2 — Maximum temperature 30 degrees minimum 30 degrees minimum 30 degrees. River reading, 8 Å M. 5.2 feet, change is last 24 hours, 0.3 foot fall. Total tainfall (5 P. M. to 5 P. M.), note, total rainfall since September 1, 27.39 inches; sormal rainfall since Heptember 1, 27.29 inches; deficiency of rainfall since September 3, 4.86 inches. Total aunshine, 2 hours, 30 minutes, possible sunshine, 11 hours, 14 minutes. Baronister (reduced to sea level)

F Wind.

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WEATHER CONDITIONS
The pressure is only neederately less over the research fractife whope, willie ever the research for the search pressure obtains. Within the hast 24 hours precipitation has covered in Eastern Washington southers to Hahn, extreme Monters Confidents, is the section of the Santhern Confidents, is the section of the Missington fourthern Palms States, and from the Missington for the Atlantic Const. The line of freezing temperatures textends from Eastern Washington and Southern Islands through Colorado and their fresh Missouri castends to the control North Carolina coast. The window is cooler in Southern Islands through Colorado and their fresh Missouri castends in the control Missouri, Texturesce, North Carolina, Virginia, the St. Lavenne, Valley, Northern Alberta and Rashardinewan, and generally sammer weather shealing in other sections of the country. Heavy fronts have been general in the Facility Northwest. The conditions are favorable for generally say weather Minday in this derict, with no marked temperature changes and ensistly within fourthers. WHATHER CONDITIONS.

PORECASTS:
Portlend and vicinity-Fair: easterly over Washington

# order. Washington and Idaho Generally fair, systemy winds. Acting District Forenaster.

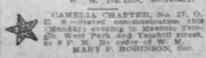


MEETING NOTICES. WILLAMETTE LODGE. No. 2.
A. F. AND A. M.—Stated communication this (Monday) evening at 7.180 wicek, Business of
impertance, also short address
on English Masonic work and
customs by W. F. M. George Hunt. Pull
attendance desired. Visiting breingen welcoins. Recreshments.
W. S. WERKS. Secretary.

WASHINGTON CHAPTER, NO. 18 B A M - Called conversation, this (Monday) evening at Macionic Italia E 8th mod Burnaide streets at 7.50 orders. P and M. E. degrees. Visiting companions welcome. By order of the last welcome. By order of the Martin, Sec.



HARMONY LODGE, No. 12. A. F. AND A. M.—Special com-munication this (Monday) eve-ancy as 7:30 o'check Work in the M. M. degree, Visiting breth-trys welcome, W. M. DE LIN, Secretary.



CLASSIFIED AD. RATES Dally or Sunday.

charged by measure only.

When one advertisement is not run in consecutive issues the one-time cate applies.
Bit words count as one line on cash advertisements and no ad counted for less
vertisements.

Bix words count as one line on cash advertisements and no as counted for leaver than to have been advertisements the charge will be based on the artmal number of lines appearing in the paper, regardless at the number of words in each line.

The above raises apply to advertisements under "New Today" and all other classifications excepting the following:
Situations Wanted, Female, Situations will accept classified advertisements over the telephone, providing the advertised is a subscriber to either phone, No prices will be rendered the following day. Whether subsequent advertisements will be rendered the following day. Whether subsequent advertisements will be accepted to the paper of the prompthess of the payment of telephone advertisements. Situations Wanted and Ferson and advertisements will not be accepted over the telephone advertisements. Situations Wanted and Ferson advertisements will not be accepted as an advertisement of the payment of telephone advertisements. Situations Wanted and Ferson and the telephone. Orders for one inscribed only will be accepted for "Huuses for leaf," "Furnitine for Sale," "Business Opportunities," "Kooming-Reuses" and "Wanted Sale," "Resiness Opportunities," "Kooming-Reuses" and "Wanted Sale," "Resiness Opportunities," "Rooming-Reuses" and "Wanted Sale," "Sale," "Fire and the second of the

AUCTION SALES TODAY.

Household goods, consisting of dishes, evo-certes, bedding, furniture, pictures, etc., at 124 Union ave. North, today, March 4, 1912. Sale will begin at 10 A. M. sharp. By ac-pinistrator of the catale of W. O. Still.

At Wilson's Auction House, at Furniture, 171-2-3 Second street.

## PUNERAL NOTICES.

DILLEY - Friends are respectfully invited to attend the funeral sivvices of the late Hurristt E Dilley, beloved son of Mrs. H. E. Dilley, of Scottaburg. Or., and father of Mrs. Heisle Terry and Mrs. Dora Jones, of Partland. Mrs. Stella Vaich, of Abordeen, Wash.: Albert Dilley, of Scottsburg. Or., and brother of Mrs. B. A. Lovelett, of Portland, which will be held from A. B. Zelley Co. a pariors. 504 Williams are. Homorrow (Tuesday), March 5. at 2 P. M. Interment at Rose City Centelery.

PICKERING Emily Wood Pickering, aged 97 years, 3 months and 3 days, at her residence, 571 Sigils street, sister of the late Mrs. Amanda W. Reed and mother of Mrs. E. S. Copland Childrenia, Hittois and Massachusetts papers please copy. Funeral Tuesday, February 6, 2 P. M., from residence, Services at grave private.

Valo.

"FILLOW-The funeral services of the late Wiley G. Pillow will be held today (Monday) at Dunning & McEntse's chapel at 1 P. M. Friends invited. Internent Columbia Cemetery. httm://liberthe funeral of the late Rollin H. Trumbull will be held Monday, March 4, at 2 P. M., from Finier's chapel. In-terment Mount Scott Park Cametery.

FLOWERS, floral designs, Nob Hill Plor 1, 120-23d and Glisan, Main 502, A 3184. Dunning & McEntee, Funeral Directors, 7th and Fine. Phone Main 480. Lady at-tendant. Office of County Corner. Mr. EDWARD HOLMAN, the loading fu-meral director and undertaker, 220 Third st., A. B. ZELLER CO., 504 Williams ave. J. P. FINLEY & SON, 3d and Madison. Lady attendant. Phone Main 9, A 1509. EAST SIDE Funeral Directors, successor to F. S. Dunuing, Inc. E. 52, B 2523, LERCH, Undertaker, cur. East Aider and Sixth. East 781, B 1888. Lady attendant. SKEWES COMPANY, 5d and Clay. Main

## THE CEMETERY Beautiful Mt. Scott Park

LARGE, PERMANENT, MODERN. PORT-LAND'S ONLY MODERN CEMETERY WITH PERPETUAL CARE

of all burial plots without extra charge. Provided with a perma-ment irreducible Maintenance Fund. Location ideal; Just out-side the city limits on north and west slopes of Mount Scott, con-taining 325 acres, equipped with avery modern convenience.

taining 325 acres, equipped with
every modern convenience.

PRICES TO SUIT ALL
SERVICE THE BEST.
ONE MILE SOUTH OF
LENTS. REGULAR
AUTOMOBILE SERVICE FREE HETWEEN
LENTS AND THE
CEMETERY. II II
CITY OF FICE, 320-921 YEON
BUILDING MAIN 225, A 1086.
CEMETERY OFFICE, TABOR
1468; HOME PHONE RING B SIIL
THEN CALL LOCAL 4291.

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# OREGON HUMANE SOCIETY

GFFICE CITY HALL, Main 808, A 7583, HUMANE OFFICER, Bergeam Crate, Residence, 24 E 24th N East 4779, R. A. Dummire, Res. 816 Wasco 8t. W. G. Eston, Res. 73 E 16th East 1780. Horse Ambulence, A 6101, Pr. Et. 4, Nights. Sundays and Holldays. A 6165; Pr. Ez. 4. Trunk 7

NEW TODAY.

# Manufacturing Sites

st Kenton, with rail and water-ship-ping facilities; 14 acres at a remark-ably close figure.

# **STORES** FOR RENT

IN CLIFF ORD HOTEL, MORRISON AND SIXTH STREET'S.

Two fine stores for rent in the brand new Hotel Clifford, size 16x50 feet; location good for most any line of business. Very central and lease will become very valuable. Low rent and long lease given. Call at I. Gevurtz & Sons. Pirst and Yambill streets.

## Quarter Block \$15,000

with four buildings. Room for garage Rents new for \$960 per annum. East Ninth and East Washington streets. WHITMER-KELLY CO., 70 Pourth Street.

## NOTICE To Laurelhurst Lot Owners If you are contemplating building and want financial assistance, call Mr.

irst Company, Main 1503, A 1515, MORTGAGE LOANS 5% C. V. EVERETT, C. D. SIMONDS, 15 Board of Trade Bidg. 7%

Rurlingame or Allison, with the Laurel-

MORTGAGE LOANS 5% JOHN E. CRONAN, 7%

PUBLIC ACCOUNTANTS, AUDITORS,

NEW TODAY.

# **BUSINESS BLOCK**

I offer for sale the entire block bounded by Sixth, Seventh, Salmon and Main streets—one block from COURT HOUSE, across the street from the NEW EIGHT-STORY CON-GRESS HOTEL, two blocks from HO-TEL PORTLAND and POSTOFFICE. three blocks from LARGE DEPART-MENT STORE, one block from HEI-LIG THEATER, two blocks from new EMPRESS THEATER and new 12-STORY JOURNAL BUILDING. one block from ARLINGTON CLUB PARK BLOCKS; OREGON ELECTRIC EAILWAY passes on Salmon street, double-track ELEC-RAILWAY from BROAD-TRIC WAY BRIDGE passes on Seventh street. THE LAST AND ONLY OPPORTUNITY to acquire an entire block in heart of the business sec-

Very reasonable price, easy terms, 5 per cent on deferred payments. F. W. NEWELL,

502 Corbett Building.

# **CORNER LOT**

# FIRST STREET

STORE BUILDING Dwelling in Rear

\$122 PER MONTH INCOME BEST SMALL BUY IN CITY EASY TERMS

W. B. STREETER G. E. STREETER

> 212 Lewis Building. Phone Main 5661.

# Fine Stores for Rent

IN NEW EDWARDS HOTEL, GRAND AVENUE AND HELMONT STREET. HELMONT STREET.

We have two fine stores for rent in this building suitable for many times of business. The size of the stores is about 18x70 feet, modern front, bright, clean and attractive. Rent is very reasonable and long lease can be given. Call at the premises or at I. Gevurtz & Sons, First and Yamhill streets.

REAL ESTATE DEALERS. BEAS. ESTATE DEALERS.

BRURAKER & BENEDICT, 502 McKay bldg. M. 548.

Beck William G. 315-316 Falling bldg.
Chapin & Horlow, BEZ Chamber Commerce.
Cook, B. E. & Co., 808 Cornett bldg.
Jennings & Co. Main 188, 200 Oregonian.
PALMER-JONES CO., H. P., 404-405-408
Wilcox bldg.
The Oregon Real Estate Co., Grand ave. at Multnumah at. (Holladay Addition).

REAL ESTATE

For Sale-Lots PRINTERS!!!
Do you want some of our printing? If you do, and it you want to acquire a namestic second to nake around Portland, you can do howness with us and do it quick. See McFariane.

SI Fourth St. Main 8690.

PORTLAND HEIGHTS EXCLUSIVELY.

I have about 80 per cent of the real
catate for sale on Portland Heights in my
hands. Shall be pleased on the party you
dones or home sites aby time. You will
get exact facts if refer you to any of my
customers); no persuasion, no agents to
here you and owners prices only. Mys.
Brooks. 643 Talbet read. Marshall 4827.
A 3838

FINE BUILDING SITE.

Four lots on high point overlooking the city; an inobstructed view and a swell pince to build a home; located at the head of 48th sirset in Cresion, only 2 blocks from Hawthorns-are car; price a snap. \$1500. part cash.

GRIEST & BOLDS,

318 Board of Trade bidg. 4th and Oak.

218 Board of Tride bidg, th and Oak.

JUST a few 25x100 business lots left on linier, avenue, \$100, \$30 cash and \$214 per menth; come out Handay and let us show you why these are the best investments in Portland; take Vancouver or Woodlawn car and we will meet you at Dekum st.

BEAUTIPUL, view lot es southern slope, near Council Crest, \$550 and up, including coment, sidewalks, corbe, graded streets and water; building restrictions; sold on easy terms. Provident Trust Company, 201, 202, 203 Board of Trade, Marshall 472, A 1822.

A 1022.

IRVINGTON LOT.

50x100 ft. facing East on E. 24th near Knott st., on paved arrest and Havadway carline; cheap for cash. Price 11500.

H. P. FALMEN-JONES CO., 404 Wiles Edg.

Phones Main 8000, A 2853.

Phones Main 8600, A 7523.

Thomes was been at 7523.

The pown so, matured fruit frees, restricted district, mear car: cement walk and carb; Bull Pho water. Provident Trust Company 201, 202, 203 Board of Trade Marchall 472, A 1022.

NEW TILLAMOOK LINE.

Three beautifully located beach lots, for 106, for sale at 1200 each, the price paid prior to completion of railroad. Phone East 1706 or 8 50, Companies of Traine beautifully located beach lots, for 200, 250 rash, \$10 per month inquire fact 1706 or 8 50, Companies.

A BARGAIN—Fine corner, 50x100, east frint, beautiful view, near Peninsula Park, 1900, 250 rash, \$10 per month inquire corner of Londard and Albina ave., or of Johnson & Dedson, 520-522 Board of Trade bide.

130 FOR spilion on fine int 50x110 feet, on East 526 et. N., two blocks north of Rose City cardine; but faces sant, Owner, evenings Phane Woodlawn 1562. No agenta 10 FINE lats in Rose City Park, adjoining Beaumoni, at \$450 each, \$700 below the surrounding values 222 Lumbermens bidg., 5th and Stark.

5th and Stars.

10 DOWN, 10 a month; 50x100 lots, restricted district; improvements in; \$550,
404 feen bidg.

H. N. SWANK, 208 Abington bidg. 3 lots,
125d at, bet. Heaument and Irvington;
\$1000; must have \$500 cash.

\$15,000 -Let \$02100, on West Park at, Val-days & Walton, 515 Chamber of Com-merce. HORE lot, Sunnyside, list and E. Salmon sis. (2x107; a bargain, Owner, Torms, Phone B 2240.

Phone B 2240

BARGAIN is Irvington, lot 75x100, beautiful view, goed terms. Price \$2200. AR 86t, Oregonian.

TWO beautiful lots in the heart of Irvington, the best buys in the city; \$1350 each, good terms. AR 86t. Oregonian.

IRVINGTON Park; must sell best tots on 50th st., improvements in; most all paid; terms. Owner, 80t Dekum bldg.

MINGT SELL.

Let on Mancock at. near 55th; \$800, C 804, Oregonian.

BEAUTIFUL corner let. Sox100, North Belle Crest; cement sthewalks; one block to carline. Inquire Box 12s, Centerville, Wash. Will, take \$50 for \$150 equity in \$500 lot, balance parable \$5 month ligh blocks of Secret car, Mt. Front line Phone Taber 32.

L'NTIL March E. an Irefration lot astentiating low. Phone C 2078. SEAUTIFUL West Side Heights homestes. FOR SALE-Newly furnished flat, chesp. \$500 to \$25,000, Meads. A \$740.

REAL ESTATE.

For Sale-Lots,

For Sale—Lots.

LAURELHURST.

Soution it on E. Heyt st., near E. 356, within I block of care one of the best residence after in the addition. Price \$1350.

View int on Hazeltern Plate, near carling surrounded by beautiful homes. Price \$1350.

Iconico ft. on S. Irving st., near E. 334.

Price \$2370.

H. P. PALMER-JONES CO., 404 Wilcox Bidg.

Phones Main \$690, A 2633.

PANAMA VIII.A.

The most beautiful place, near Mt. Scoti and I shall sell the first 20 lots. \$150 and on the lots are relined for across the street. Price of lots 5150 and up. \$10 a month. No obpurtuilty like this is the market, but I want purchasers to feel more than satisfied. When you see Panama VIIIa, you can't help buying.

CEDERBERGH.

Roem \$14 Hearry Hidg., 4th and Oak Str.

Even 614 Henry Hidg. 4th and Oak Ste. Roem 614 Henry Bldg. 4th and Oak Sta.

IF YOU can pay \$500 cash and \$40 per month, which will include interest. I will finance the building of your home on any jet you may select in Laurelhurst. If you want to buy or build a house on these easy terms, come in and talk it over. This is your chances to stop paying rant. Burlingame & Allison.

SIZ-6 Corbett Bids.

Main 1808.

E. IRVINGTON LOTS.

Sightly restricted residence sites facing on Hancock, E. 28th and Tillamook siz. from \$1100 and up. This property is sure to superal to your high. \$400 kg and \$100 and up. This property is sure to superal to you hancock. The Parameter of the property is sure to superal to you hancock. The Parameter of the property is sure to superal to you hancock. The Parameter of the Parameter Blooks.

HOLLADAT GLARTER BLOCK.

Pinnes Main 8000, A 2051.

HOLLADAT GLARTER BLOCK.
160100 ft. at corner E. 21st and Wase.
sts., factor south and east and within block of approach to new E. 21st-st.
bridge; price \$6000, a 2000.

H. P. PALMER-JONES CO.,
404 Wheek Bldg.
Phones in 8000, A 2000.

GENUINE: sacrifice, \$700 lot at \$500. 'b
block from Albina ave., very easy terms.
Call Johnson and Dedson, 520-522 Hoard
of Trade hidg. or take L car to Lombard
street and inquire of Mr. Johnson at real
estate office.

For Sale-Houses.

For Sale—Houses.

HOME BARGAIN.

7-roam, full 2-story house, 19th street near Hawthorns ave, very desirable location; 50 feet frontige; full basement, cament walls and floor, full width front porulo pasity, pass pantry, beamed ceiling, baneled walls in dising-room, fireplace and furnace porceisin bath, gas and ejectric lights, built within last four months. Here is a COMPLETE and MODERN HOME at a SNAP price, \$4000, \$700 cash, beinages easy terms.

O. C. R. FILLIS & CO.

BARGAIN.

BARGAIN.

Beautiful home in Waverleigh thoroughly madern southwest corner, 63x100, 7room all large and well-lighted fireplace,
den, toilet up and downstairs, large sleeping porch, full basement, stationery taba,
Bornton furnace, lawn, fruit trees,
shrubbery, esmein walks to house and
street paved; equal distance to WW or
WH carline; no better view in city; terms
to suit. Bes owner on premises, 854 Elliworth, corner 20th.

WORTH, COTHET 2005.

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. PLANE FURNIEHED FREE IT
WILL PAY YOU TO COME IN AND
TALK THIS OVER.

ARCHITECT AND RUILDER.

HENRY BLDG.

ALBINA. 2100 CASH.

6-room, hardsomely tinted, well con-structed home; everything modern; 50 x100 for bedrooms on 2d floor; all im-provements in; price 25050, Mar, 4250, A. J. DETSCH CO. A 1559. 849 Chamber of Commerce.

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 PLATS PLANE FREE IF WE BUILD. OUR REPUTATION YOUR PROTECTION, IT WILL PAY YOU TO SEE US.
L. R. HAILEY CO., INC., CONTRACTING ARCHITECTS, 224 ABINGTON BLD.

I. R. HALLEY CO., INC., CONTRACTING ARCHITECTS, 224 ABINGTON BLD

IRVINGTON HOME.

New 9-room bouse, on 75x100 feet, facing on the Tennis Club grounds, in the center of the most exclusive residence district in the city; beautiful woodwork, walls papered, oak floors, sunctom, steeping porch and billard-room; ready for occupancy. Price \$18,500.

H. P. PALMER JONES CO.

404 Wilcox Bidg.

St. COUCH-ST. HOUSE.

Nice 6-room, 2-story house, furnace, huffer, laundry trains, gas and cinctric, but 38x100. Street improvements all paid, on E. Couch, sear 22d; price only 34500. \$1000 cash and \$25 per menth; will take good for any part payment.

GRIDSH & BOLDS.

318 Bened of Trade bidg. 4th and Oak.

\$270 DOWN-MT. TAHOE BOME.

We have a 0-room house that we can sell on exceptionally easy terms. The size of the bot is 50x100, located near 60th and Siarie st. Fire section; house faces seat. This must be a quick sale. Price \$2150.

See Hickiman & Palmborg.

With Hartman & Thompson.

Chamber of Commerce.

Troom modern house, large rooms, ardwood floors, 2 fireplaces, 4 bedrooms no atcoping porch; (aces east; lot 50x to ft., street improvements in and paid; price \$7136; terms. H. P. PALMER-JONES CO., 404 Wilcox Bldg.

Two-thirds of an acre. 5-room house, running water piped in the house; 2 blocks from sminen; within 15 minutes of center of the city, on the West Side. 52256. Easy terms. Provident Trust Company, 201, 202, 203 Hoard of Trade bidg. Marshall 475, A 1022. M anxious to sell my new modern 5-room bungalow, Swx100 lot, full cament basement, bufft-in Dutch kitchen and Buffet, cement walk around house, strest improvements paul; price 13550 \$100 down, balance 115 menthly. See owner afternoons at the place, 1227 East 17th st. North

North

E. TAXLOR-ST. COENER.
Swell o-foom house strictly modern in
every particular; hardwood floors, etc.;
ou corner led Station; price for a few
days 80000, pure mah.
BIS Board of Trade bidg. (th. and Oak.

LAURELHURST # BOLDS.

We are agents for all the good houses
in this district. See us for lowest prices.
Othesse on strong. Phine East 98.

DELAHUNTY & GLEMENTS.

28th and East Glessan Sts.

PIEDMONT SNAP.

AND and East Glean Sts.

PIEDMONT SNAP.

100-175, corner, with house costing \$1700, for \$7800; plenty of room for another beause on will seel forciso thean. It is defined for a good plane at low grice, investigate. Phone Woodbayn 2155.

ONE 5-BICOM furnished house, woodhouse full of dry wood for two years, It choice, furnished by the worth \$8000, my equity \$4875. The worth \$8000, my equity \$4875. The standard house complete in every detail, with hardwood floors furnice, two firspiness, Duich Richen and a new garage frace \$8600, hair cash, \$47 ft. 26th st. North Tesphone Wast SILE. HEAT MONT (38th and Enott). Requifful, strictly modern, new 8-room bungalow, close to car, nicoly familished; must be seen to be appreciated. Terms, See Owner, 107 E. Bein st. N. Take Rose City Park

BILY of owner and save money. Beautiful &-room bungalow. Hawthorne district, harstwood floors and all modern conveniences. Price \$1100. Terms. G. W. Woolstie, East 952.

THIESE fine homes, strictly up to date, extra large grounds. Bose City Park, Rosemere and Woodstock, med mency and will sacrifice out for quick sale. \$22 Lembermens bidgs, 5th and Stark.

LATTRETHURST.

31800 contributes of the beautiful new home containing every modern convenience; must have money. All \$46, Oregonals. gorian.

FOR SALE on very casy terms, a number of new, modern houses, located in Swinton. Call at corner of Loubard and Albina ave. or Johnson & Dedsen. 520-522 Beard of Trade bidg.

MODERN 5-room bungalow. Store in, on easy payments; block on Sat 11th st., ear Hawtherns. Beals & Robinson, 261 E. 11th st., E. 5925.

E 11th st. E. 5023.

110:100-Fine gardening land with modern 5-room bungaion, just 100 feet from good carline. Price \$2500 on easy terms. Call \$18 Spaiding bids.

IRVINGTON-New Scroom house, \$ bodroms, sheeping porch, bookcases and buffert \$5000, terms. Phone Mar. 2852. Wm.

McLeod, 187ms, Phone Mar. 2882. Wm. McLeod.

BY ewner, a new 6-room house, just completed. Price, \$4220; \$1600 cash. No. 583. East 10th at. N. Phone E. 1872.

NEW, medicin bottes, also vacant fots in Irvington. R. H. Hier, owner. Office phone hast 26 testdence phone East 2432.

ONLY \$5000-IRVINGTON—\$300 CASH.

Furtuses, fireplace fixtures, garage; 7-room hungaloss owner. Marshall 1887.

FOR FINE HOMES. FOR FINE HOMES.

HOMES ON EAST TERMS.

Modern biungalow, four rooms and bath, fireplace, bockenses, platerail, Dutch hitchen, lot 55a59; 12500; small cash payment; balance to sult.

1-room butgalow, strictly modern, furnace, fireplace, buffet, bookenses, hardwood floors, gas, electricity; good view Rose City Park, clees to carr, all street improvements paid; \$5300 and up.

3-room butgalow, 30x58, lot 56x112, swary modern convenience, buffet, bookenses, hardwood floors, Dutch kitchen, full coment basement, furnace, fireplace, electric fixtures, \$5500, terms.

We have several 8-room homes, with all modern conveniences; furnace, fireplace, hardwood floors, bookenses, buffet, Dutch kitchen, These are first-class in every detail; \$3150 and up.

7-rooms and sleeping porch, beamed and paneled effects, fireplace, furnace, buffet, bookenses, Dutch kitchen, 3 blocks to Broadway oar; \$6750.

PROVIDENT TRUST COMPANI, 201, 202, 203 Board of Trade Bidg.

Marshall 478, A 1022. For Sale-Houses

REAL ESTATE

LA CASA LOMA.

This is a T-room, West Side, Anderson bungalow and includes everything that is correct and useful in bungalow building, with a grand view of mountains and river and is undoubtedly the most sitely and artistic bungalow in Portland. Take Council Crest car to Council Crest drive, walk three blocks east of Chebnism and Mt. Adams drive or phone Main 8090 or A 4155 for appointment.

HEAUTIFIL IRVINGTON.

Beautiful new house of S rooms; reception hall sleeping balcony and finished atUe; hardwood floors throughout; sittingroom and hall are finished in oak; balance
of lower floor in fir and upper floor in
old ivory; beautiful fireplace and furnace
heat; hig closets with windows; garage;
close in, near car, in the residence diatrict. If you want a high-grade home,
see this.

R. F. ERYAN.

R. P. BRYAN. Main 1963, 505 Cham. of Com. A 1227. Main 1963. 505 Cham, of Corm. A 1227.

SNAP Bargain; corner lot, 58x180. 5-room bungalow; new, built for a home; doubly constructed; strictly modern furnace, freplace, bookcases, electric and gas fix tures, Dutch kitchen, cement basement and warks; sood visw; one block from Laurethurst and carline; corner of, 31st and Hoyt. Phone East 8018. Purniture may also be sold with house.

may also be soid with souse.

ROSE CITY PARK,
\$15 MONTHLY.

All improvements in and paid for: 7
rooms built-in buffet and bookcases, solid
oah floors, fireplace, furnace, etc. National Realty & Trust Co. 723 Chamber
of Commerce bidg. Phone Main 5128. er Commerce bias. Fab.

11500 buys \$2000 equity in beautiful now bungalow of six yery large rooms in highly restricted residence district, two blocks from car. Oak floors, furnace, fireplace, combination fixtures by English, sleeping balcony, terraced lot; no agents. Owner, H \$70. Gregonian.

INVESTIGATE THIS SNAP.

\$1500-A FINE BUY-13500.

This 8-room house, close in Central
East Side, offers remarkable change to
man of small means to secure a home
and make profitable investment. F 854,
Oregonian.

Oregonian.

FOR SALE, or will exchange for well-le-cated vacant property, 70x100 on West Side, four good 7-room houses, rental \$50. Price \$11,000; will pay cash differ-ence or assume incumbrance. David S. Stearns, 249 Washington st. will sacrifice my S-room house in Beau-mont for immediate sale; modern in every particular and commands view of all the mountains. See owner at 917 Lewis bidg.

at 8400.

16500—Laurelburst—5500 Cash

High, sightly, central, furnace, fireptac
fixtures, completely medern, 7 room
2-story beauty; owner needs money. Ta
bor 1592. bor 1392.

FOR SALE-By owner, at bargain sixrooms modern house, furnished or unfurnished, full lot, fruit trees, between East
320 and 330 ass, on Division, Take W-R
car, 928 Division.

\$200 CASH BALANCE MONTHLY.

\$200 CASH BALANCE MONTHLY.

Park district, fireplace, paneled diningroom, buffet, investigate. 603 Swetland
bldz. PERFECT MODERN HOME Irrington choice location, 10 rooms handsomely finished, oak; 3 fireplaces, 5 baths, basement, fixtures lot 80:100, 0 1806; East 273, W. H. Herdman, tul. 12750 FOR modern 5-room bungalow, full cement basement, laurury trays, shades and fixtures; fine lawn and roses; easy terms. Woodlawn 2226 or C 2429.

MODERN 6-room house, walking distance, good terms, 335 Eurene at FINE, new SUNNYSIDE bungalow, cash or contract. Owner, 1206 East Taylor. For Sale-Acreage.

ABUTTING ON THE NEW FOURTH STREET ELECTRIC. Only 30 minutes out with the new cars, mouthly car fare \$7.30. No rock of the water at 25 of the care, mouthly car fare \$7.30. No rock of the water at 25 of the care of the c

CHOICE ACREAGE TRACTS.
Close to Portland; rich walnut, fruit
and garden land; only small cash payment, balance pays for itself in product
pow on the land, which we accept and are
the only people making this liberal offer.

PIRLAND TRUST COMPANY.

908 Spalding Bidg.

CHICKEN and FRUIT RANCH beast Portland: a NEW SUBDIVISION, Lowest prices; best roll; fine view; wood, water and round a 4800; 40 A. 21200; 10 A. 2200; 10 A. 21200; 10 A. 2000; 10 A. 21200; 10 A. 2000; 10 A. 200

200 ACRES all or part, choice land near Mt.
Hood Railway for sale, deep, rich solf;
well watered, beautiful scoole surroundingat aplendid proposition for Summer,
homes; would consider exchange in part
for mortgages and contracts; also a few
elty lots. We are the owners, AG 857,
Oregonian.

Close in on Salem Electric, in tracts
from three, five to 20 acres, improved and
unimproved; only \$200 and up; cheapest
close to city home sites on the market.
Vanduyn & Walton, 515 Chamber of Commerce.

QUARTER ACRES.

5c carfare, 20 minutes ride to business center, \$150° terms, \$10 per month. T. R. PHILLIPS CO., 465-404 McKay bidg., Phono Marshall 4159.

AND 10-acre tracts \$175 to \$250 per acre; perfectly level and clear; right on S. P. R. R.; I mile from United Electric; 25 miles west of Portland; 25 per cent thown, indiance to suit. W. O. Galoway, owner, Banks, Or.

FOH SALE—89 acres open land in Famhill County, near Williamina, 00 acres can be cultivated fine fruit land, \$12.50 per acre. Oregon Timber & Realty Co., \$12 Year bidg.

WHAT!!

5 acres, all cleared, on county road, 1 mile from Beaverien, Washington Co., lays fine: \$1600 cosh, balance easy terms, from owner, N. \$50, Cregonian.

POR SALE—120 acres, on Columbia River, Skamanis County, 1,500,000 feet good six timber fine fruit land after timber is removed. Frice \$2500. Oregon Timber & Bealty Co., \$12 Year bidg. Heanly Co., 812 Year bidg.

186 ACRES, unexcelled fruit or graning innd, one mile from E. R. station, 35 minutes from Portland, up Valley, at \$37,50 per sure, one-tenth cash. Timber will pay cost of clearing, AO \$22, Oregonian.

\$325 BUYS 5 acres choice fruit and vege-table land unimproved, near railroad town, I hour from Perland, easy torms. 1212 Couch Bidg., 109 4th St. THREE acres in townsits of Gladstone, value \$1500 for sale, or would exchange for mortgages or contracts. Call 807 Wil-cox bldg.

cor bldg.

2 AND 2-acre tracts, close to Portland,
1 to 8 blocks from electric carline, \$200
to \$400 per acre, easy terms. J. W. Hef-ferlin Realty Co. 615 Corbett bldg. 5 ACRES, highly improved, on Electric line, city water piped in house and barn; obliged to raise \$3000. Owner, 408 Abing-ton bids. ton bids.

IMPROVED 4-zere chicken ranch, is miles from Portland on sleetic carline; East Side property in exchange. Call between 3 and 6, afternoons, room 5, 108% 4th st.

ACREAGE FOR SALE.

Half mile east of Roethe Station, Oregon City carline. Address W. L. Starkweather, Milwaukie. Or route 1.

ACREAGE and farms, large and small tracts. Call Kinney & Stampfer, 531-2 Lumber Exchange bidg.

MORGANS rural suburban acreage, near Tunistin Station: Oregon Electric Terms saltable.

HEAL ESTATE. For Sale-Acreage.

BEAUTIFUL RIVER FRONT.

20 miles from Portland, 15 acres of extra line sandy loam land, lies fine and level, beautiful view of the free, 865 fees frontage right an Willamette River fine oval bank, high enough to be above any kind of high water, soil adapted for peaches and general farming of fruit. Hoat landing on property, lies on main county road 1 mile from Salm electric station, close to good schools and good little town. Now that we have lectric the time is not far distant when it will he impossible to got river fore locks a price as this. Price 12300, 1300 cash, baiance & years 6 per cent. This is a sur-rifice. rifice. CO-OPERATIVE REALTY COMPANY, 520 Rallway Exchange.

to ACRES, \$1500.

Half in cultivation, built in big timbes, spring-fed creek, one mile from railway station, quince mile from located electric line, very che oil, south slope. The wood your toroking it.

\$500 cash, balance payments to suit you.

SEE OWNER. 322 Lumbermens bldg. 5th and Stark.

QUARTER ACRES \$350.

5c car fare, 20 minutes ride from business center; West Side; beautiful view, all in cultivation; terms \$10 per month. T. R. PHILLIPS CO., Phone Marshall \$138, \$08-9 McKay bids.

\$1 down and \$1 a week will put you into immediate possession of one acre of good rich black loant garden land, no stumps or rocks, ready for planting. About 50 minutes from city limits on Salem Electric Road, near two stations. Inquire of owner, 211-212 The Failing, corner 3d and Washington.

and Washington.

SNAP. WHO WANTS IT?

20 acres, improved: Tunlatin Valley,
Half cash, balance E. Z. payments,
James Ferguson, 221 Worcester bids.
Phone, Main 8223.

For Sale-Business Property. FOR SALE or to lease for a term of years.

A modern six-story and basement brick,
aprinkler equipped, on Terminal tracks,
aprinkler equipped, on Terminal tracks,
suitable for warehouse or wholesale. David Slearns, 240 Washington st. OFFER 100x100, corner 15th and Lovejoy sts. for 225,080, terms; this is very desirable for spartments stores or grange. Owner, 642 Wasco st., or phone East 1893. STORES and apartments, prominent street, West Side, close in; \$18,000. Owner, \$24 Worcester bldg.

For Sale—Homestends. EXCLUSIVE information mailed to you of Government claims now open for selection in California. Our fee is \$10; land near R. R.; plenty of water and timber. Acine Land & Loan Co., Hearst bldg. San Francisco. Cal. HOMESEEKERS Land laws allow you 480 acres rich farming land, near rathread new building in Central Oregon; 120-acres locating fee \$100. 181 4th st. Main \$774, A 1321.

HOMESTEADS of value, just cruised, only one day to see land; level, good sell, timber and water. Fees right. Covey, 201 Oak, room 21. Cak room 21.

NOMESTEADS and bargains Camas prairie
farms. Idaho Colonization Co., Cottonwood, Idaho.

HIRTY homesteads, relinquishments, timber claims, 822 Chamber of Comm For Sale—Fruit Lands.

For Sale under order of court, the property of the Bethewel Hendryx estate, 115.2 acres, near Hissum, in the heart of the famous White Salmon Valley; hrigated by a large apring exclusively belonging to the property; a splendid fruit, vegetable and hay ranch. Terms of sale: One-haif cash, balance on 3 years time, a per cent interest, secured by mortgage. Sale will be made on or after March 18. Bids must be in writing and may be left with the undersigned or filed in the office of the clerk of the Superior Court, Geldondale, Wash.

ROE SALE—50 acres excellent fruit land; 35.

FOR SALE So acres excellent fruit land; 53 acres apples just coming into bearing. N 841, Oregonian.

For Sale-Farms.

MUST SELL My fine 40-acre farm on West Side, close to railway station and located electric line, on county road, close to school and state road; 26 acres in cultivation, 19 more sanily cleared, 5 acres imbered pasturers in thack shot soil, south slope, the county of the close spring fed creek, barn, chicken-bouse, machine sheds, fully equipped with good workhorses, down, logs, chicken, wagons, bugsles, harness, implements and tools, hay, grain and seed polatoes; some plewing already done.

A good farmer will make this place pay for itself with poratoes in two years, with hops in one crept.

322 Lumbermens bldg., 5th and Stark.

FINE DAIRY RANCH. Soo acres on good wagon road, 5 miles to R. R. town, all thest of gently rolling land, about third in cultivation, all could be if cleared; fine lot of oak furniture, timber, running water, two good dwellings, good harn and outbuildings, pionty of fruit, all the land would raise it. This is no doubt the best 500 acres for the price in the Willamette Valley. Will take some little Portland property as part pay. Can find me by phone. Main 2525, mornings to 9 and evenings 6 to 10.

S. N. STEFIL Owner,
STI Jackson St.

FINE DAIRY RÂNCH.

208 acres, 18 miles from Portland, 4 mile from town on O.-W. R. & N. Ry., 65 acres highly cultivated, 25 acres ready for plow in Spring, 20 acres heavy fir imber, all Columbia River bottom land, large r-room house, 58x69-foot barn with wheds on three sides, 1 separator-house, 1 5-hovepower empine, 125 cream separator, 21 cows, 4 horses, 4 hogs, 25 chickens and other poultry, family orchard, well stocked with farm and garden tools, ship cream to Portland. This can be bought at bargain and on easy terms. For details call at 789-19 Roth-child bldg. Marshall 3825; Sunday, Main 2502.

20 ACRES with fine 8-room modern house, cement basement tiled fire-place, porcelain hath, ample porches, rice fences, ground all cleared, family fruit, some good roung orchard, only 16 miles from Portland Courthouse, and a bargain at \$500. Office open until 9 F. M.
THE SHAW-FEAR COMPANY, Main 35 102 Feurth St. A 3500

100 ACRES, small amount cleared, house, barn and well, only is mile from station on new Fourth atreet electric. 31, miles from Porlland Contrhouse, part heavy timber, very best of soil and only 230 per acre. Good terms. A 852, Oregonian. YAMHILI, COUNTY PARMS FOR BALE. Large and small tracts, suitable for seneral farming, grain, hay, fruit, hops, dairying, etc.; about 40 miles southwest of Perland, Or. Call or write for price list. W. E. Kidder, Cariton, Or. 11 ACRES, improved land, on carline, mear Vancouver, Wesh,; will sell cheap for cash, both phones, Sandy Road gro-cery, East 47th and Sandy Road. RANCH—60 acres, with buildings, 18 miles from Portland, near electric line, bargain for all cash, by owner, 182 Morrison at. A HARGAIN—Improved farm, 173 acres, buildings, stock all farm implements; \$18,000; \$10,000 cash, 283 Taylor at.

TO EXCHANGE.

EXCHANGE Southern Oregon orchards and cheap unimproved lands for Portland property and Willamette Valley acreas. Ask for our exchange list. Benson in-vestment Co., Medford, Or. Will, exchange 42, acres of best fruit land in the Sutherlin Valley for income Port-land property. For particulars call 617 Lewis bidg. Phone M. 8400. NEW hotel completely furnished, in grow-ing central Oregon town, doing A-1 busi-ness; only unincumbered Portland property considered. T 857, Oregonian.

WILL exchange 1900 equity in 8-room bun-galow, payed corner at Mt. Tahor, for lot same district, or discount for cash; balance \$30 per menth, AF 546, Oregonian. COLDRADO lands and lots to exchange for cut-over land or other property here. Hadley, 310 Spaiding Bidg. REAL ESTATE exchanged, rooming-houses, envising. Ask for Burrows. 217 HAMILTON BLDG.

FOR TRADES OF ALL KINDS, SEE GARLAND & CO., 191 4TH ST. 400 ACRES, close in; sale or trade. Rob-ert A. Miller, 333 Wercester bidg. WANTED-To exchange good contract for jot and cash. 1113 Hawthorns