PRISON PLAN GIVEN

Chaplain Bauer Tells of Handling Men at Penitentiary.

WORK AND PLAY MIXED

Honor System Defended as Laudable Feature for Turning Out Better Citizens and Says Discipline Is Strict, Nevertheless.

SALEM, Or., Dec. 12.—(Special.)—Wholesome work, wholesome play and wholesome discipline are given as some of the cardinal principles in handling the convicts in the new regime at the Oregon State Penitentiary, according to the report of Protestant Chaplain Bauer to Governor West.

In speaking of the feature of wholesome work he says in part:

"Changes produced by outward environment never count for as much as transformation that comes from within. The things which unfold the latent powers of men are really the vital things. Work is man's savior, especially the criminal's. It is doubtful if as much good will come to others from the beautified grounds and better equipment as will come to the men who made these improvements. They learned how to make the desert bloom and the rubbish heaps blossom with a rose. Idle hands and hearts are the devil's work shop, but the busy hands and hearts are furnaces where the dross of life is burned out and the gold of manhood is gathered together. The old bull-ring of idleness has given way in the Oregon State Penitentiary to sensible industry, and this is a great stride onward to better things."

Ball Games Recommended.

As to wholesome play he mentions the ball games, moving picture exhibitions and other features of entertainment for the prisoners.

Touching upon the honor system he says, in part:

"No schooling has been of more benefit than that provided by our honor system. When we started the policy of putting men out on their honor, we touched the spring unfolding a lot of the latent power in some of the boys of this prison which had never before been touched. Critics may howl and fume about this system, but it is here to stay, and it is one of the greatest factors in producing dependable men. The majority of the men we have to deal with here have been kicked on most of their lives, and so are more responsive to any trust bestowed upon them. They sometimes fail, as others do when trusted. But there is nothing that gives heart and purpose like being put on honor.

"Counting our parole men, trusties and the honor groups out on road gangs and at the state institutions, we have close to one-half of the men under our charge trusted, and not driven by fear of Winchesters. These men are lifting their heads in honor as men, and are not being sullenly driven as abject slaves of fear. Personally, I hope that there will never be any disposition to retrench on this system of honor, but rather a leading purpose to make it ramify into every nook of this prison so that the darkest corner may find us respecting the remnant of good in the worst man among them."

Strict Discipline Championed.

Regardless of these things he says that the prison still has strict discipline.

"We must have it in such an institution as this," he says. "It does not consist, as it used to, of bloody flogging and brutal water cures, but it is more effective than these. Rarely has solitary confinement and the "Oregon boot" been used in the past two years, for other more humane and more effective measures are supplanting these.

"Our present discipline consists essentially in three factors. In the first place our three tables, first, second and third (or "hog table," as the boys designate it here), are so graded in quality of food and dishes as to make a considerable difference in them. Each new man enters the second table, and his ability to work and obey rules determines where he eventually lands.

"The second feature of our discipline is the possibility of 'loss of privileges,' which means that incorrigibles lose their privileges of attending the moving picture shows or baseball games or writing letters. Men in stripes, parole breakers, or men who have broken faith with us, are, of course, among those who are thus treated.

Merit System Feature.

"The last feature of our discipline is the merit system, by which a man finds his opportunity for parole. Since almost all the sentences are now indeterminate, men must look forward to a parole or serve their maximum sentence. The one big factor of securing parole or executive clemency is determined by a man's behavior while in prison. These three general factors of discipline surpass all the barbaric practices of other days, when we tried so hard to teach men to be good by going so far as to bespatter our very pulpit with their blood."

In his report, which covers 11 closely printed pages, he suggests segregation of prisoners, so that the newer men will be separated from the more hardened criminals. He also urges the eliminating, as far as possible, of petty thieving and grafting and profanity among the men, and would establish an official council in which the officers and guards of the institution should join together occasionally for a friendly conference. He also believes that a graduated compensation for the work of the men, beginning at the expiration of one-half their term, would be beneficial.

DAILY METEOROLOGICAL REPORT.

PORTLAND, Dec. 12.—Maximum temperature, 45 degrees; minimum, 37 degrees. River reading, 5 A. M., 2.7 feet; change in last 24 hours, 0.5 foot fall. Total rainfall, 5 P. M. to 5 P. M., none; total rainfall since September 1, 1912, 10 inches; normal, 14.86 inches; deficiency, 4.86 inches. Total sunshine, none; possible, 8 hours 42 minutes. Barometer (reduced to sea level) at 5 P. M., 30.09 inches.

WEATHER CONDITIONS.

The pressure is moderately low over Western Washington and Canada, while high pressure obtains in other portions of the country. But little precipitation has occurred within the last 24 hours, some having been reported from Washington, Western Oregon, Northwestern California, Texas, Louisiana, the Lake region and St. Lawrence Valley. High winds occurred today along the west Gulf and Middle Atlantic Coasts. The weather is cooler in the Gulf States and over the Appalachian highland, and generally warmer in other sections of the United States, especially the Rocky Mountain and Plains States, and Upper Mississippi Valley; it is warmer, also, in Interior Western Canada. In general, temperatures are above normal in the Western States and below normal in the eastern section of the United States.

The conditions are favorable for occasional rain Friday in Western Oregon and Western Washington, and for light rain or snow flurries in Eastern Oregon, Eastern Washington and Idaho. Temperature changes will be unimportant, and southeasterly winds will obtain.

FORECASTS.

Portland and vicinity—Occasional rain, southeasterly winds.

Oregon and Washington—Occasional rain west, light rain or snow flurries east portion; not much change in temperature; southeasterly winds.

Idaho—Light rain or snow flurries; slight change in temperature.

THE WEATHER.

STATIONS	Maximum temp.	Precipitation Past 12 hours.	Wind. Velocity	Wind. Direction	State of Weather
Baker	42	0.00	4	S	Cloudy
Boise	44	0.00	4	S	Cloudy
Boston	22	0.00	18	W	Clear
Chicago	20	0.00	18	SW	Cloudy
Denver	50	0.00	4	SW	Cloudy
Des Moines	26	0.06	18	SW	Clear
Duluth	6	0.00	8	S	Cloudy
Eureka	52	0.58	10	SW	Cloudy
Helena	46	0.00	4	W	Cloudy
Jacksonville	60	0.00	12	N	Clear
Kansas City	34	0.00	8	S	Clear
Laurier	32	0.00	calm		Cloudy
Los Angeles	72	0.00	6	W	Pt. cloudy
Marshfield	54	0.08	4	SW	Pt. cloudy
Medford	48	0.37	calm		Cloudy
New Orleans	46	0.06	12	NE	Cloudy
New York	30	T.	24	NW	Clear
North Head	50	0.00	18	E	Cloudy
North Yakima	36	0.00	calm		Cloudy
Phoenix	66	0.00	4	NE	Pt. cloudy
Pocatello	42	0.00	4	SW	Pt. cloudy
Portland	44	0.01	4	NE	Cloudy
Roseburg	50	0.04	4	S	Cloudy
St. Louis	20	0.00	10	SW	Clear
St. Paul	18	0.00	10	S	Clear
Salt Lake	44	0.00	4	SE	Clear
San Francisco	60	0.00	4	NW	Pt. cloudy
Spokane	34	0.00	4	NE	Cloudy
Tacoma	44	0.00	4	E	Cloudy
Tatoosh Island	48	0.20	16	E	Rain
Walla Walla	32	0.02	4	SW	Cloudy
Washington	30	0.00	10	NW	Clear
Winnipeg	14	0.00	12	SE	Clear

THEODORE F. DRAKE,
Acting District Forecaster.

AUCTION SALES TODAY.

At Wilson's Auction House, at 10 A. M. Furniture. 166-8 First st.

MEETING NOTICES.

WASHINGTON COMMANDERY, K. T.—Stated conclave this (Friday) evening, 7:30. Annual election of officers. All Sir Knights courteously invited to attend.
F. H. NOLTNER, Recorder.

SELLWOOD LODGE, NO. 131, A. F. AND A. M.—Stated communication this (Friday) evening, 7:30 o'clock. Election of officers and payment of dues. Visitors welcome. By order of W. M.
O. E. SMITH,
Acting Secretary.

HASSALO LODGE, NO. 15, I. O. O. F., will meet this evening at 7:30 o'clock in Oddfellows' Temple, corner First and Alder streets. Work in the second degree. Visitors welcome.
FREDERICK COZENS, Secretary.

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

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

GEORGE WASHINGTON CAMP TEAM will give their regular whist and dance Tuesday, December 17, at the Woodmen Temple, 128 11th street. Season prize and good music.

DIED.

KAMINSKY—At the Highland Apartments, Twenty-second and Gilsan streets, December 12, Mrs. Henrietta Kaminsky, aged 76 years, widow of the late Marcus Kaminsky and mother of Rose and Sarah J. Kaminsky. Funeral announcement later.

RIGGS—In this city, December 11, Anna Riggs, aged 28 years, wife of William W. Riggs, of Lents. Remains are at the new parlors of J. P. Finley & Son, Montgomery and Fifth streets. Funeral notice in later issue.

GROUT—In this city, December 12, Glenn Grout, aged 17 years. The remains are at the parlors of F. S. Dunning, Inc., East Side funeral directors. Funeral notice in later issue.

TOGNARELLI—In this city, Dec. 12, Frank Tognarelli, aged 32 years. Remains are at Holman's funeral parlors. Announcement of funeral later.

FREEDMER—At Wallace, Idaho, Dec. 10 Clara Maude Freedmer, daughter of Mr. and Mrs. Charles R. Freedmer, age 24 years 18 days.

FUNERAL NOTICES.

ROUTLEDGE — In this city, December 12, at her late residence, 488 East Davis street, Adeline Routledge, aged 65 years, mother of 10 children, seven boys and three girls — Frank C., Fred A., J. Ira, Ralph R., Grace E. (deceased), George L., Clarence D. (deceased), Mrs. J. R. Loshbaugh, Clinton H. and Ruth Routledge. The funeral services will be held at the above residence at 2:30 P. M. Friday, December 13. Friends invited. Interment in the family plot in Lone Fir Cemetery.

CULLINS—The funeral services of the late Benjamin Z. Cullins will be held today (Friday, December 13) at 2 o'clock P. M. from the Methodist Episcopal Church, East Tenth North, near Holman street. Friends invited. Interment Columbia Cemetery.

SILVERS—Dec. 10, John R. Silvers, aged 63 years, father of George and William Silvers. Funeral will be held at Dunning & McEntee's chapel, Friday, Dec. 13, at 1 P. M. Friends respectfully invited. Interment Mt. Calvary Cemetery.

WEED—The funeral services of the late Jay H. Weed will be held today (Friday, December 13) at 2 o'clock P. M. from the new chapel of F. P. Finley & Son, Montgomery and Fifth streets. Friends invited. Incineration at Portland Crematorium.

CLARK—Funeral services of Thebe Clark, beloved wife of Thomas H. Clark, will be held today (Friday, Dec. 13, at 2 P. M., at her late residence, 744 Marion ave. Friends invited. Interment Riverview Cemetery.

MOULE—At Eugene, Or., Dec. 11, Frank J. Moule. Funeral services will be at Holman's funeral parlors at 10 A. M. today (Friday), Dec. 13. Interment Riverview Cemetery.

RITTER—In this city, December 12, Carl George Ritter, aged 17 years. The remains are at the parlors of F. S. Dunning, Inc., East Side funeral directors. Interment will be at Klamath, Falls, Or.

FUNERAL DIRECTORS.

MR. EDWARD HOLMAN, the leading funeral director, 220 Third street, corner Salmon. Lady assistant. A 1511, Main 507.

J. P. FINLEY & SON, FUNERAL SERVICE, Lady Attendant, Montgomery, at Fifth St.

F. S. DUNNING, INC. East Side Funeral Directors, 414 East Alder st. East 52, B 2525.

MEMORIALS — Portland Marble Works, 264 4th, opposite City Hall. Estab. 1885.

MONUMENTS — Otto Schumann Marble Works, East 3d and Pine Sts. East 743.

DUNNING & M'ENTEE, funeral directors, 7th and Pine. Phone Main 430. Lady attendant. Office of County Coroner.

A. R. ZELLER CO., 592-4 Williams ave. Phone East 1088, C 1088. Lady attendant.

LERCH, undertaker, cor. East Alder and Sixth. East 781, B 1888. Lady attendant.

SKEWES UNDERTAKING COMPANY, 3d and Clay. Main 4152, A 2321. Lady attendant.

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

The above rates apply to advertisements under "New Today" and all other classifications except the following:
Situations Wanted. Male.
Situations Wanted, Female.
For Rent, Rooms, Private Families.
Rooms and Board, Private Families.
Housekeeping Rooms, Private Families.

When one advertisement is not run in consecutive issues the one-time rate applies.

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

Remittances must accompany out-of-town orders.

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. Situations 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."

OREGON HUMANE SOCIETY

OFFICE NO. 320 UNION AVENUE, CORNER MARKET STREET.
Phone—East 1422, B 2515.

Horse ambulance for sick or disabled animals at a moment's notice. Prices reasonable. Report all cases of cruelty to this office. Open day and night.

AMUSEMENTS.

TOWN TALK TODAY
A REAL HIT

HEILIG THEATER 7TH & TAYLOR
Phones Main 1 and A 1122
TONIGHT TOMORROW NIGHT
Special Price Matinee Tomorrow.
The Famous Beauty,
VALESKA SURATT
in the Musical Success,
"THE KISS WALTZ"
80 Company—20 Orchestra.
Evenings, $2, $1.50, $1, 75c, 50c.
Tomorrow matinee, $1.50, $1, 75c, 50c, 35c, 25c.

BAKER THEATER Main 1, A 5360
Geo. L. Baker, Mgr
Tonight, all week, matinee Wed. and Sat., the popular Baker Players in
"THE GREYHOUND."
A thrilling play of criminal life, by Paul Armstrong. Fascinating, absorbing, dramatic. Rich in comedy.
Evenings—25c, 35c, 50c. All Matinees, 25c.
Next week: "The Commanding Officer."

Matinee Daily. Main 6, A 1020.
Orpheum
At Bungalow Theater, 12th and Morrison.
Matinees, 25c, 50c. Nights, 25c, 50c, 75c.
Bert Clark and Mabel Hamilton
England's musical comedy stars.
6—OTHER BIG ACTS—6

PANTAGES MATINEE DAILY
WEEK DECEMBER 9—"The Two Thieves," Muriel Ardmore, Le Clair and Sampson, Fields Brothers, Gavis and Platt, Miss Margaret Bird & Co., Pantagescope. Popular prices. Boxes and first row balcony reserved. Box office open from 10 A. M. to 10 P. M. Phones, A 2236, Main 4636. Curtain 2:30, 7:15 and 9.

Sullivan & Considine
Empress Matinee DAILY
Home of Refined Vaudeville
LOTTIE WILLIAMS & CO.,
In Edmund Day's Playlet of New York's East Side Life,
"ON STONY GROUND."
5—OTHER FEATURES—5
SPECIAL PRICES.
Matinees, any seat, 10c. Nights, 10c, 20c.

LYRIC THEATER
Keating & Flood Company presents
WEEK DECEMBER 9—"The Follies of Paris," direction of the author, Chas. Alphin. Two performances nightly, 7:30 and 9:10—15c, 25c. Matinee daily, 2:30—Any seat 15c. Friday night, Chorus Girls' Contest.

The Curtis Picture-Opera
Under Auspices of the
Visiting Nurse Association
Baker Theater
Matinee and Night
Friday, December 13.
Tickets are on sale at Baker Theater box office. Good seats to be had at $1.00.

NEW TODAY.

Mortgage Loans
AT LOWEST RATES ON IMPROVED CITY PROPERTY
FOR STRAIGHT TERM OR WITH INSTALLMENT PRIVILEGE.
FARM LOANS.
SEE US TODAY.
A. H. BIRRELL CO.
202 McKay Bldg., Third and Stark Sts.

Mortgage Loans
From $200, in any amount to $20,000, on city property. Good farm applications invited. Let us write your fire insurance.
GEO. H. THOMAS,
267 Oak St., Room 2, Ainsworth Bldg.

FOR SALE
Modern, six-story and basement warehouse and jobbing property, brick, 100x100, mill construction, sprinkler equipped, steam heat, vaults, office partitions, Otis elevator, switching track, hard pavements, in heart of the jobbing and terminal district.
DAVID S. STEARNS,
249 Washington St.

Edward E. Goudey
Lewis Building.
MORTGAGE LOANS
5 per cent on best business properties.
6 per cent and 7 per cent on other classes of business and residence securities.

Mortgage Loans
On city and farm property.
Any amount at current rates.
Northwestern First Mortgage Trust
402 Wilcox Bldg., Portland, Or.

Loans on City Realty and Farms
$1000 TO $100,000
5 to 8 per cent.
MALL & VON BORSTEL,
104 Second St., Near Stark.

CITY AND FARM LOANS
Any amount at current rates
JOHN E. CRONAN
902 Spalding Bldg. Portland, Or.

CITY & FARM LOANS
$1000 and up at current rates.
C. M. ZADOW
408 Corbett Bldg. A 1416, Marshall 92.

FARM LOANS ONLY
Current Rates.
THE DEVEREAUX MORTGAGE COMPANY
1009 Spalding Building, Portland, Oregon.

ALMONDS pay $150 to $500 NET per acre, according to age. Commence bearing the 4th year. Do you want 20 acres, 5 years old, for $150 per acre, on easy terms? Write AO 627, Oregonian.

MORTGAGE LOANS
CURRENT RATES
FIELDS & HONEYMAN
513 Yeon Bldg.

YOUR MONEY placed without charge on first mortgages approved by you.
SEE JOS. BAUMGARTNER,
CHAPIN-HERLOW MTG. & TRUST CO.
THIRD FLOOR CHAMBER OF COMMERCE

PUBLIC ACCOUNTANTS, AUDITORS.
COLLIS, BERRIDGE & THOMPSON.
624 Worcester Block. Phone Main 6367.

NEW TODAY.

C. F. Smith & Son
329 RAILWAY EX. BUILDING
Can you use an income of $2000 to $10,000 per year?
Let us show you.

HOOD RIVER

We have the best buys in the valley in bearing orchards. Hood River apples now bring f. o. b. Hood River from $1.90 to $2.75 per box, association prices.

Demand is greater for Hood River apples than ever before. Hood River is prosperous.

The new, hard macadam automobile road, costing $100,000 to complete, will be finished by 1914. Finest automobile drive in America.

There are excellent chances of a new electric line around the valley and to Portland. Hood River will be Portland's finest Summer resort. Do you realize that Hood River has most beautiful scenery, ideal building spots, the best soil, unequaled transportation facilities, a most powerful Fruitgrowers' Association, and is acknowledged to grow the best fruit of any valley in the world?

Can you take time to investigate our propositions?

Hood River is different.

It will be one of the livest properties on the market in the coming year. Let us show you the valley. You haven't seen Oregon or America until you have seen Hood River. The trip man mean thousands of dollars for you. Don't wait. Now is the time to act.

For Instance

BUY THIS FIRST-CLASS 10-ACRE RANCH

It will pay $1500 net in strawberries next Spring and at least $500 net in apples next Fall; total $2000 net above all expenses.

This place paid $1500 net this year; will increase in income very rapidly since the apples are just coming into bearing, until in four years the income will be $7500 per year net, as we believe we can prove by comparison to anyone's entire satisfaction.

There is a good, well-painted seven-room house, hot and cold water, in first-class condition, walks and lawn being completed, good new barn and fruit-house, painted and in fine condition, 2¼ miles out on main county road, graveled, from Hood River, in the Belmont district. All under ditch.

Five acres of Newtowns and Spitzenbergs, alternate rows, except one row Black Twig polonizers, 6 years old.

Five acres solid Newtowns, with a few Winter Banana polonizers, 4 years old.

Five acres in strawberry fillers will be heavy bearing this year.

This place is one of the best-kept-up places in the valley, all pruning, cultivating and spraying having been done by a graduate expert who lives on the place and owns it.

Another good point is the fact that the trees are 102 to the acre, which gives as many trees on this 10 acres as are ordinarily found on 15 acres. This is the new scientific manner of planting, introduced into Hood River in the last few years, and increases the income by at least one-third.

This ideal tract of 10 acres can be had for $15,000, half cash, balance 7 per cent, or might consider good 7-room house in Portland as part payment up to $6000. Cash valuation.

See this and you will buy it. Let us show you our proposition.

C. F. SMITH & SON,
329 Railway Exchange Bldg.

NEW TODAY.

Business Property
West Side business corner, good income. Sacrifice for cash.
J. H. TIPTON
Phone East 1628

Mortgage Loans
First Mortgages on Farm Property.
Mortgage Company for America
Head Office, The Hague, Netherlands.
Ainsworth Building, Portland.

REAL ESTATE DEALERS.

BRUBAKER & BENEDICT, 502 McKay bldg. M. 549.
Beck, William G., 315-316 Failing bldg.
Chapin & Herlow, 332 Chamber of Commerce.
Jennings & Co., Main 188, 206 Oregonian.
PALMER-JONES CO., H. P., 404-405-406 Wilcox bldg.
The Oregon Real Estate Co., Grand ave. at Multnomah st. (Holladay Addition).

REAL ESTATE.
For Sale—Lots.

REQUIRES ONLY $6500 to handle one of the best investments in Portland. Our client, in order to save other property, MUST SACRIFICE thirty-five 50x100 ft. close-in residence and business lots, splendid West Side district, less than half their actual value; act immediately. Security Realty Company, 426 Lumber Exchange bldg., 2d and Stark.

WEST SIDE LOTS.
CAPITOL HILL.
$275 to $600.
13 minutes' ride; 5c fare.
Easy terms.
KUPPER & HUMPHRY,
212-13 Chamber of Commerce Bldg.
Marshall 1965, A 1134.

WILLAMETTE HEIGHTS SNAP.
2 lots 100x112, on Savier st., near 33d, beautiful view; price a big snap, $3500. $1000 cash, balance at 6 per cent; worth $5000, but must be sold quick.
GRUSSI & BOLDS,
318 Board of Trade Bldg., 4th and Oak.

E. ANKENY CORNER—Business corner on E. Ankeny, near car barns, nearly quarter block, Ankeny frontage vacant, residence on rear of lot, fine for apartments, etc.; price $8000; will take $2000 to $5000 in realty or securities, balance time. A. E. Poulsen, 418 Railway Exchange.

60x180—$350.
$5 down, $5 monthly, liberal cash discount; 35 minutes from 1st and Alder; 6½c fare; high, level lots near good school, store and meat market. A. C. Marsters, owner, 262 Wilcox bldg. Main 3517, A 7340, Tabor 1770.

LINNTON ROAD.
Unrestricted lot, 50x133 feet, fronting on Linnton Road, inside city limits. Price $1500; terms.
H. P. PALMER-JONES CO.
404 Wilcox bld. Phones Main 6699, A 2653.

2 LOTS FOR $800.
25x120 each, close to addition where 50x100 sells for same price; $50 down, $15 monthly. Fred W. German, 436 Chamber of Commerce. Main 6445.

VALUABLE corner, 100x102, near East 30th and Sandy Road, for sale $2700, or exchange equity for house valued about $2200. D 613, Oregonian.

FOR SALE—Lot 8, block 11, Woodlawn. For terms write Mrs. Grace O'Donnell, Minidoka, Idaho.

SEVERAL LOTS, IRVINGTON.
1 cor. Russell street; income $50 per month; cheap. East 273. W. H. Herdman.

FOR SALE—Lot, 100x100, in Wellington. Address N. A. Beach, Dallas, Or.

EXCEPTIONAL offer in Beaumont lot. Address owner, P. O. box 1090, city.

LOT 108 by 48 for sale; $450 cash; near Rose City Park. AG 625, Oregonian.

THREE nice lots, East Mount Tabor, very reasonable. Route 1, Box 176, Oswego, Or.

100x100, 2 blocks from carline, for $225; $5 per month. G 617, Oregonian.

50x200 for $750; terms. AM 654, Oregonian.

For Sale—Houses.

RIVER FRONT HOME.
9-10 of an acre with nice 5-room bungalow, lots of nice shade trees, fruit, shrubbery, etc., a fine little rustic home, located on macadam road at Brierwood, a few minutes' ride from the city, on the West Side; price, $4000, half cash, balance to suit.
GRUSSI & BOLDS,
318 Board of Trade bldg., 4th and Oak.

PORTLAND HEIGHTS — Attractive home, nearly new, with all modern conveniences, large grounds, fine views of city and mountains, on carline in best neighborhood, near schools and club. Price $14,000, very easy terms. Owner, 1008 Spalding bldg.

THREE rooms and bath, lot 50x100, new, West Side, Tualatin Valley view; 2 blocks to car; walks, graded streets and water; good neighborhood, 15 minutes to Postoffice; $1500; easy terms.
PROVIDENT TRUST CO., OWNERS.
Second Floor Selling Bldg.

5-ROOM bungalow; hot water heated; just finished; all oak floors, shades, fireplace, concrete basement, linen closet, large attic, beautiful buffet, bookcases, window seats, large porch; price $3800, terms; will take Rose City Park lot in trade. Phone David H. Ryan, owner, Tabor 2227.

FOR QUICK SALE.
New 2-room house, lot 50x100, Bull Run water, gas, only 5 blocks from Rose City carline; nice neighborhood; price only $750; $75 cash, $15 month, including interest. F 615, Oregonian.

$3600—ROSE CITY PARK, 6 rooms and sleeping porch, full cement basement, furnace, buffet, bookcases, hardwood floors shades, mirror door, laundry trays, two toilets, 1½ blocks to car; street work paid. Owner, phone B 2567, Tabor 2161.

LARGE quarter block and 4 houses, South Portland, corner Front and Porter sts. Have a bargain price on this. Only $4000 to handle it. Balance long time.
I. G. DAVIDSON,
819 Chamber of Commerce.

FOR SALE—$1100 second mortgage on a fine bungalow; payments are $20 a month and interest; moral risk is A1; payment and interest are paid up to date; will give a liberal discount. Y 908, Oregonian.

MAIN 9444. A 3363.
My new bungalow, different and better, for sale $2750, 2 lots, all details by phone. No names asked. Call for Mr. Dodge, or write me. O 11, Oregonian.

$200 CASH, balance rent; 5-room modern bungalow, 1 block from Mt. Tabor carline; this is a bargain if taken at once. Call 2115 E. Yamhill to see property. Phone A 2598, Main 937, Lanpheir.

NICE bungalow, 5 rooms, in restricted district; streetcar and paved street; will take city lot as first payment. J. H. Tipton. Phone East 1628.

NEW 5-room bungalow, 7th and Brazee; strictly modern; furnace, paved streets paid for; sacrifice $3700; terms. 1405 Hawthorne ave. Phone Tabor 626.

BEAUTIFUL new 7-room residence on paved street and streetcar at a great reduction; price $5250; was $4500. But must sell. Phone East 1628.

MODERN, new bungalow, Schuyler st.; furnace, fireplace, oak floors, buffet, combination fixtures, large attic; $3750; terms. Owner, 823 Yeon bldg. Main 112.

IRVINGTON OUR SPECIALTY.
FINE HOMES $400 AND UP.
CHOICE LOTS $1000 AND UP.
NEUHAUSEN & CO., 702 LEWIS BLDG. Main 8078.

HOUSE and lot, 10 Jarrett st., 50 feet west of Patton ave. and 2 blocks north of Killingsworth ave. D. B. Hanson, 918 Yeon bldg.

FINE modern 6-room house in Holladay Park for sale on reasonable terms; lot 71x160; one block from carline; all conveniences. Phone C 1268.

6-ROOM modern house, lot 50x100, cement basement, fine fruit trees, paved street, close in, any reasonable offer takes it. Phone Main 7047.

$2000—6-ROOM modern double constructed house, close car; new; take careful notice; terms. Tabor 159.

I HAVE a second mortgage on a house and lot in this city for $750, well secured; make me an offer. L 773, Oregonian.

I WILL give you the second mortgage privilege and loan you the money to build your home. J. H. Tipton. Phone East 1628.

IRVINGTON—$500 below value, my new, modern, 6-room house and garage $4650. Call 585 East 10th N., terms.

FOR SALE—$325 first mortgage, 7 per cent, 20 months, real estate; liberal discount. 233 Worcester bldg.

5 ROOMS, bath, basement, near Hawthorne; $2350, $250 cash. Main 4400.

4 ROOMS, bath, basement; new, 2 blocks to car; $2000, $200 cash. Main 4400.

FOR FINE HOMES
See Delahunt, East 1275.

$800—SMALL furnished house, close car, easy terms. Res. 5112 E. 72d st. Tabor 159.

5-ROOM new, modern, 50x100; Sellwood line. $2200, easy terms. Tabor 4526.

REAL ESTATE.
For Sale—Houses.

A FIRST-CLASS HOME AND A BARGAIN.

This home has seven rooms and an enclosed sleeping porch, buffet, fireplace, furnace, Dutch kitchen and oak floors; everything about it is first-class. Price is reduced from $4500 to $4000. We state the simple truth in saying this is the best value for the money that we know. It is surrounded by first-class homes. Has pav'd streets, cluster lights, good car service.

COLUMBIA TRUST COMPANY,
82 Fourth St., Board of Trade Bldg.
Main 8900, A 1163.

EXCEPTIONAL opportunity to pick up this bargain of a beautiful home in Irvington, close in, near excellent carline, paved streets, corner lot 75x100, improvements installed and all paid, full cement basement, hot-water heating plant, double constructed, selected material, hardwood floors, plate-glass windows, fireplace, built-in Dutch kitchen, 4 large rooms downstairs, 3 rooms up; nice open staircase, beautiful electric and gas fixtures, sleeping-porch and fine bath fixtures; garage included with Mowser gasoline system; exceptionally low price; make your own terms to suit; must be sold before January 1. Call Main 7750—Mr. Boyer.

$2300—SEVEN ROOMS.
You can run your legs off chasing bargains in dwellings for sale by builders, only to find prices include tremendous profits above actual cost. Let us show you good new house at 15 per cent less than cost. Contract forfeited by party leaving city. Begin where he leaves off. No down payment; $20 and interest per month; responsible parties only.
HOME INSTALLMENT CO.,
401 McKay bldg.,
Marshall 3069.

NEW modern 5-room house, cement basement, fireplace, full front porch, built-in buffet and Dutch kitchen, nice medium sized rooms with large bath, street improvements all in and paid, electric light, gas, water and all modern conveniences, good service on best car line in city. This exceptional opportunity for only $2400; terms $20 per month, including interest. Will tint rooms and paint house to suit purchaser. Call Marshall 1662, between 8 and 12 a. m.

BUNGALOW SNAP.
Nice 4-room bungalow with attic, gas and electric, nice bath, all in first-class condition, on Alberta st., near 10th; a business location in a couple of years—the lot will be worth double the price of house and lot now; price, $2400, $300 cash, balance to suit.
GRUSSI & BOLDS,
318 Board of Trade bldg., 4th and Oak.

BUILD ON YOUR VACANT LOT.
TURN THE BURDEN INTO INCOME.
WE FURNISH PLANS, FINANCES AND BUILD APARTMENT OR RESIDENCE AT LOW COST. WE GIVE BOND. SHOW OUR WORK AND REFER TO OUR CLIENTS. SEE US BEFORE YOU MAKE PLANS; IT WILL PAY YOU.
L. R. BAILEY CO., CONTRACTING ARCHITECTS, 524 WASHINGTON BLDG.

PORTLAND HEIGHTS.
Strictly modern, large roomy house and lot on Portland Heights; has five sleeping-rooms; beautiful view overlooking the city; fireplace, sleeping porch and hardwood floors; owner must raise some cash and this is your opportunity to get an elegant home at your own price if you have the cash and act immediately. H 600, Oregonian.

LADD ADDITION SNAP.
A fine building lot, 40x123, with alley, on Elliott ave., the wide street, with all street improvements in and paid; this lot is worth $3000; our price for quick sale is $2400; easy terms if desired; we also have a fine corner, 80x128, a big snap at $3200.
GRUSSI & BOLDS,
318 Board of Trade bldg., 4th and Oak.

MY new home; I have to leave Portland and must sell. West Side, corner lot, 70 by 100 feet, on car line; magnificent view from beautiful nine-room and finished attic house, full cement basement, hardwood floors, tile floors in two bathrooms, hot-air heat, attractive fireplace, grounds laid out nicely; price $14,000, $7000 cash, balance to suit. Address AF 688, Oregonian.

NEW modern four-room house, full cement basement, wood ifft, wash trays, reception hall, fireplace, built-ins, buffet and Dutch kitchen, electric light, gas and water, street improvements all paid. This nice home in excellent locality, 50x100 lot, fine car service, for only $2250, payable $20 per month, including interest. Call Marshall 1662, between 8 and 12 a. m.

NEW EIGHT-ROOM BUNGALOW, $4400.
NEW SIX-ROOM QUEEN ANNE, $3600.
NEW 9-ROOM BUNGALOW, $4800.
EACH HAS GAS, ELECTRICITY, OAK FLOORS, FIREPLACE, PAVEMENTS; RESTRICTED DISTRICTS; FULL CEMENT BASEMENTS; LAWNS; SHRUBS. CLASS A BUILDINGS; TERMS. OWNER, TABOR 4098.

THREE rooms and bath, new; corner lot, 100x100, on West Side; high and sightly; view of Tualatin Valley; 2 blocks to car; 15 minutes to Postoffice; walks, graded streets and water; fine neighborhood; $2100; small cash payment, balance like rent.
PROVIDENT TRUST CO., OWNERS,
Second Floor Selling Bldg.

HERE IS A GOOD BUY.
2 acres of ground, good house and barn, nice family orchard, chicken run, plenty of fruit. This place is in the center of Monmouth, the town of the Normal school; high school, etc. Price $3500. This is $750 below the market. Owner is sick and must have money. For particulars address A 597, Oregonian.

8-ROOM bungalow on West Side, 5 rooms on first floor, 3 large rooms on second floor; well built, command fine view of Tualatin Valley; nearly ½ acre of ground, good lawn, roses and fruit; close to car and 15 minutes to Postoffice; $3500; terms can be arranged.
PROVIDENT TRUST CO., OWNERS.
Second floor Selling bldg.

ROSE CITY PARK.
$150 CASH.
$15 PER MONTH.
6 rooms, built-in buffet, bookcases, fireplace, fixtures, basement, improvements in and paid; $5800; terms, $150 cash, $15 per month. National Realty & Trust Co., 723 Chamber of Commerce bldg. Phone Main 5129.

BUILD NOW.
WE DESIGN AND FURNISH PLANS AND MONEY AND BUILD YOUR HOME OR APARTMENT
COME IN AND MAKE YOUR SELECTION FROM OUR MANY ARTISTIC DESIGNS OF HOMES, "SWISS CHALETS" AND BUNGALOWS.
TAYLOR BUILDING CO.,
506 M'KAY BLDG., 3D AND STARK STS.

EAST SIDE HOME.
Modern 8-room house, hardwood floors, paneled dining-room and den, large sleeping porch, fireplace and furnace; garage; more than full lot, close in; price $7000; easy terms can be arranged and part trade might be considered.
H. P. PALMER-JONES CO.
404 Wilcox bld. Phones Main 6699, A 2653.

$3250—Hawthorne district. This is a chance for a good house at a moderate price; has six rooms and reception hall, hardwood floors, fireplace, cement basement and all built-in conveniences; on a paved street; everything one could desire for a home. Phone Terminal Realty Co., 525 Yeon bldg. Marshall 2004.

$3400—Here is a dandy 5-room house, half block from car, in choice restricted neighborhood, facing east, just being completed by owner; hardwood floors, fireplace, Dutch kitchen, full attic and basement. Certainly a pretty place for one who wants an ideal home. Phone Terminal Realty Co., 525 Yeon bldg. Marshall 2004.

BARGAIN.
Fine new house, restricted district, lot 50x100, no bonded indebtedness, 15 min