REAL ESTATE.
For Sale—Houses.

BUNGALOW CHAT.
SOUTH RICHMOND, $2900—6-room bungalow, beautifully neat and clean; a cosy, comfortable home, nice location, close to car and one we are proud to show you. $750 cash, balance $30 per month.

HAWTHORNE, $4000—8-room bungalow; fireplace, full basement, Dutch kitchen, 2 bedrooms and bath downstairs; house newly painted; extra large lot; paved street; $2500 cash will handle, balance 5-year mortgage.

ROSE CITY—Here is a brand-new one, never been advertised before; built for home of owner, occupied only three months; hardwood floors, furnace, fireplace, 5 rooms, large floored attic; lot 50x132; fine garage; $6000, terms.

IRVINGTON—First time advertising this one, too; 7 rooms, 3 bedrooms, 2 of which have large dressing rooms, and all have closets; den; hardwood floors upstairs and down; close to Irvington school; 2 blocks from Irvington and Broadway cars; $5800, terms.

RALPH HARRIS CO.,
827 Chamber of Commerce.

$2750 BUNGALOW.
MOVE IN AT ONCE.
$500 will handle it; 4 fine rooms and bath. Bungalow, built less than one year, 50x100-ft. lot, 1½ blocks to St. Johns car line; place clean as a pin; some fir trees in yard; easy monthly payments. J. L. HARTMAN COMPANY, 7 Chamber of Com. bldg., Main 208.

BEAUTIFUL ½ BLOCK, HEART CITY.
Modern 8 rooms, upper floor, white enamel throughout, front bedroom has open sleeping porch, large closets and bathroom all with windows; there is a separate breakfast and dining room, long panaled glass doors leading from very large reception room into living room; all kinds of fruit, 5 large English walnuts, lovely hedge around place; hard-surface streets on three sides, sewer, etc. You first see this.
PACIFIC REALTY CO.,
M. 847. 409 Spalding Bldg.

A BUNGALOW BARGAIN.
A small payment down and balance easy terms buys a 5-room bungalow with 3 rooms finished in attic, corner lot, full basement, near car and school; price only $2650.

NEAR UNION AVENUE.
A 5-room bungalow near Vancouver and Alberta car lines, near Jefferson high; owner must sell; a bargain at $3150. See Mr. Christenson.
INTERSTATE INVESTMENT CO.,
Main 1743. 410 Henry Bldg.

$3500—BEAUMONT HOME.
A seven-room semi-bungalow, furnace, fireplace, all built-ins, cabinet kitchen, cement basement, wash trays, like new and vacant, 50x100 lot, garage, 1 block car, hard-surface st. in and paid; price $3500, easiest kind of terms. Phone Sunday, Tabor 3706, for appointment.
RUMMELL & RUMMELL, 274 Stark St.

THREE-ROOM BUNGALOW.
For sale by owner, in first-class condition; gas and electricity; toilet and bath; full cement basement; inlaid linoleum in kitchen and bath; new $80 range all connected up to go with house if as desired; all for $1350, $850 cash. Call at house before 4:30 P. M., 1481 East 7th st. North, Woodlawn.

LAURELHURST.
Modern, 6-room and glassed-in s. p.; oak floors, fireplace, furnace, garage; 1 block to car. You will like this, for the rooms are large and well arranged. Best of all, the price is RIGHT, $5800, which includes all imp. Let me show you today. C. M. Dent, Cor. Ore. & McKenna Co., 82 4th st. Main 4322.

HAWTHORNE home, 5 rooms and sleeping porch, fireplace, furnace, cement basement, hardwood floors, buffet, bookcases, beamed ceilings, paved street included. Price $3900; $2000 cash, balance easy.
JOHNSON-DODSON CO.,
632, 633, 634, 635 N. W. Bank Bldg.
Main 3787.

$3780—ROSE CITY PARK.
This is an opportunity you will not have again; 6-room house, hardwood floors, fireplace, furnace, all built-in features, 2 bedrooms and sleeping porch on second floor; a rare buy.
PACIFIC REALTY CO.,
M. 847. 409 Spalding Bldg.

MODERN 5-room bungalow, Hawthorne district, full plumbing, electric lights, gas, basement, nice improved lot with lawn and shrubbery. Convenient to 2 carlines, convenient to church and school. Price $3150; $1500 cash.
JOHNSON-DODSON CO.,
632, 633, 634, 635 N. W. Bank Bldg.
Main 3787.

ROSE CITY.
Cosy 5-room bungalow, very modern and neat as can be; good size rooms, fireplace, oak floors, very attractive light fixtures, garage; 1 block to R. C. school. Leaving the city, must sell at once. $4250. You are sure to like it. Coe A. McKenna Co., 82 4th st. Main 4322.

KENTON BUNGALOW.
4 rooms down, 3 rooms upstairs, oak floors, fireplace, buffet, Dutch kitchen, cement basement, near carline; price $3750; $750 cash, balance monthly.
JOHNSON-DODSON CO.,
632, 633, 634, 635 N. W. Bank Bldg.
Main 3787.

MOVE RIGHT IN.
$300 down, balance to suit at 6 per cent, buys 6-room house, gas, electricity, corner lot, paved streets, 2 blocks Mt. Tabor car; $2250 for quick action. See Mr. Ross.
INTERSTATE INVESTMENT CO.,
Main 1743. 410 Henry Bldg.

LAURELHURST home, 7 rooms, all of excellent size; living room 27 feet, 4 bedrooms and billiard or children's playroom; every room beautifully papered; garage, fine yard and shrubbery; oak floors; everything perfect condition; immediate possession; price right, Tabor 2958.

$200 WILL HANDLE.
Choice ¼-acre tract with a good 4-room plastered cottage, barn for cow, chicken house and park, exceptionally good garage. Price only $2000.
JOHNSON-DODSON CO.,
632, 633, 634, 635 N. W. Bank Bldg.
Main 3787.

IRVINGTON.
STRICTLY MODERN IRVINGTON HOME, 8 ROOMS, SLEEPING PORCH, CORNER LOT, LARGE GARAGE; MIGHT TAKE SMALLER HOUSE.
POINDEXTER, 298 SELLING BLDG.
MAIN 1809; RESIDENCE, 271-20.

$250 DOWN, BALANCE TERMS.
Bungalow, four large rooms and bath; two lots, near East 47th and Holgate. $2200; beats paying rent. Phone Tabor 3511, or AM 673, Oregonian.

IRVINGTON PARK BUNGALOW $4200.
Furnished, terms, or will rent $30 mo.; 6 nice rooms, fireplace, furnace, built-ins, garage, nice lawn, close to car. 1219 N. W. Bank bldg. Main 1643.

PORTLAND HEIGHTS home for sale by owner, modern 8 rooms, 2 sleeping porches, 2 fireplaces, furnace, hardwood floors, 1 block from school. Phone daytime, Main 3785 and evenings, AM 694.

HAWTHORNE BUNGALOW.
7 rooms, hot-water heat, hardwood floors; good reasons for selling. Call automatic 210-48 before 12 or after 6 for appointment. No agents.

LEAVING town March 1; will sell my modern 5-room bungalow, Waverly Heights, for $3500; terms. Campbell Hill Hotel. Main 1584; ask for Collins.

VERY desirable 6-room, modern house, Rose City Park, fruit, berries, roses, garden room and garage; reasonable and terms; no agents. Tabor 5815.

FOR SALE—Modern 7-room house, cheap, 600 E. 8th st. Your own terms. Deal with owner. P. L. Clark, Fairmont Apt. Main 2286.

$4300 BUNGALOW, bargain, 751 East Main, near Hawthorne; worth more; agents must get their commission above. Owner.

Suburban Homes.

A GOOD BUY.
Highly improved two-acre tract right at station, nine-cent fare, paved road, garage, fruit trees, semi-modern seven-room house. Price $7000, terms. Inquire at Real Estate Exchange, 325 Railway Exchange building.

6 ACRES desirable commercial apple and pear orchard; ideal location, modern bungalow; all conveniences; close in; price right. Owner, box 146 Hood River, Oregon.

CANBY 5 ACRES, $2000.
$500 CASH.
Near Canby race track, good house.
GEO. E. ENGLEHART CO.
Main 7266. 624 Henry Bldg.

$1000—COZY 2-c. house, elec., trees, ¼ acre. McFarland, 602 Yeon bldg.

REAL ESTATE.
Suburban Homes.

HOOD RIVER HOME
Unquestionably the best Hood river "buy" of the year. In my long list of successful sales I have never offered anything better. The well-known Ralph Root orchard home in the heart of the big Pine Grove apple belt. Thirty-five acres; 22 in magnificent orchard of sixteen-year-old trees in perfect condition. Invite most rigid and expert investigation. Four acres in alfalfa. Nine acres in beautiful home site, gardens, pasture and woods. Fine trout stream along entire eastern boundary.
Dwelling is fine modern bungalow of ten rooms, bath, with wide fourteen-foot porch across entire front, from which is beautiful view of Mount Adams. Every modern convenience. One of best built houses in Hood River. Could not be duplicated for $10,000. Other buildings include large barn and packing house, and almost new tenant house of six rooms and basement. Price $25,000, which is $10,000 under lowest possible appraisal at present values.
C. N. RAVLIN,
Exclusive Agent.
Hood River, Or.

ONE-FOURTH ACRE.
New 7-room modern bungalow, sleeping porch and sun room, hardwood floors, built-ins in abundance, Dutch kitchen, every convenience, cement basement, furnace, garage with cement driveway, 9 bearing fruit trees, 3 minutes' walk from Multnomah station; finishing touches are just being made, ready for occupancy March 1. A bargain at $6000. Seeing is believing.

ONE ACRE,
VACANT, MOVE IN.
New 4-room bungalow, bath, cement basement, water, gas, electricity, two blocks to electric car. Think of it—only $4250.

ONE ACRE.
New 5-room modern bungalow, right up to date, completely finished, large French doors, basement, furnace, in a nice grove of pines, near car and on hard-surfaced road, water, gas, electricity. Everything goes for $6350.
The FRED A. JACOBS CO.,
Main 6869.

OUR CHALLENGE.
7 ACRES ON NEWBERG HIGHWAY.
$4800—An attractive 4-room bungalow, good barn, garage, chicken-house, a young family orchard of selected fruits, nice patch of strawberries. The soil is excellent and will grow anything; land lies beautifully — fronts on the highway in such a manner that it can be divided into smaller tracts, each of which will front on the highway. The car service is excellent; the place is worth much more than the asking price of $4800. You will realize this when you see it. Main 530.
McCRILLIS-CLEAVELAND CO.
322 to 326 Henry Bldg.

FIVE ACRES SUBURBAN HOME.
All under cultivation, located ½ mile from electric depot, close to highway, 2 miles east of Hillsboro; fruit trees and berries, all in fine shape; attractive 6-rm. bungalow, nearly new; barn 16x24, two chicken-houses 10x24 and 12x24; buildings all in fine shape; very fine soil; this is 16 miles from the courthouse. Photo at office. JOHN FERGUSON, Gerlinger bldg.

CHOICE SUBURBAN HOMES.
We offer for sale some exceptionally good acreage tracts and suburban homes. We are thoroughly acquainted with the property values in and around Milwaukie and know when property is priced right. We have some choice homes recently listed for sale.
KLEEB & PARRY,
First State Bank Bldg.,
Milwaukie, Oregon.
Phone 19. Automobile Service.

FINEST COUNTRY HOME
ON POWELL VALLEY ROAD.
One-half acre and strictly modern bungalow, hardwood floors, all built-ins, fireplace, full cement basement, furnace and garage. This is a beauty; price $4750, half cash.
LUEDDEMANN COMPANY,
913 Chamber of Commerce. Main 6967.

ONE ACRE; 6C FARE.
Well improved acre, nice level land, all under cultivation. Some fruit trees; 4-room bath and plastered house. One block from paved road; 7 blocks from carline. Price $2100, with $500 cash. Personally inspected.
JOHN FERGUSON, Gerlinger Bldg.

STANDBY STATION—5 acres of choice land, splendid home, gravity water. Family fruit; this is the finest kind of a country home, just outside city limits. Phone or for particulars. Price $6300, $2500 cash. Main 3624.
RALPH HARRIS CO.,
827 Chamber of Commerce.

ONE FULL ACRE.
PRICE ONLY $3500.
Finest kind of soil, fruit and berries, dandy 5-room house, chicken houses and yards, fine new barn, 20 fireplaces in house, good garage; $1500 cash down.
RELIABLE INVESTMENT CO.,
305 Oak Street. Broadway 4133.

OSWEGO LAKE HOMESITE.
Beautiful tract overlooking Oswego lake, magnificent young cedar, dogwood, yew and maple, rocked road, piped water and electricity, an ideal homesite; small monthly payments. Owner, 500 Concord bldg., 2d and Stark.

SUBURBAN BUYS.
LAKE GROVE—1 acre, with attractive 4-room bungalow, with sleeping porch, overlooking the lake; a lovely place. $4750; $1000 cash. Phone us for further particulars. Sch drive out to see it. Main 5624.

OREGON CITY LINE—¾ acre, 5-room plastered house, full cement basement, on paved road, four blocks from Oak Grove, price $3500, terms. See Brown & Biddle, 324 Railway Exchange bldg.

CHOICE SUBURBAN HOME.
and acreage, well located, near car line, from $800 up. Inquire 3d house north of Risley station, on Oregon City car line, sign "Alder Brook."

½ ACRE, small house, orchard, Lents, $850 cash. McFarland, 602 Yeon bldg.

For Sale—Acreage.

MOST LIBERAL OFFER IN IMPROVED 12½ acres, Canby, Or.; modern 7-room bungalow, water piped through place; ideal home, new buildings, stock, farming equipment, all for $11,000; worth $15,000; easy terms; owner forced to leave; come and see it. T. O. Bird, 526 Chamber of Commerce. Marshall 1022.

5000 ACRES in southwestern Washington for sale to settlers only; easy terms, low price, $5 per acre and up. Liberty bonds accepted at par. Write for map showing location, terms, etc.
WEYERHAEUSER TIMBER COMPANY,
Tacoma Bldg., Tacoma, Wash.

GOOD BUY.
I have 20 acres of level land, 2 acres clear, balance easily cleared, some standing timber; lies 7 miles from Vancouver; 1 mile at electric car. My price $2500; will sell on easy terms. See owner mornings only, 390 Hawthorne ave.

WILL sell or trade for Portland property 10 acres apples and alfalfa, 2 miles from Yakima, 80 rods from electric station; perpetual water right. Phone owner, Sellwood 46.

DON'T PAY RENT.
You can get 12 acres with house near mill, on highway and car line; snap for quick sale. 811 Main st. Oregon City, mornings.

4 ACRES at Ruby Junction, 2-room cottage; acre cleared, balance fir grove. $2100; terms. Broadway 1658, 209 Oregon bldg.

4 ACRES, all cleared, very best of soil; 2-room shack; close to Gillis station, on Bull Run line. $1250 terms. 209 Oregon bldg., Broadway 1658.

9 ACRES large fir and cedar, close to Gillis station, on Bull Run line. $1800; terms. 209 Oregon bldg., Bdwy 1658.

REAL ESTATE.
For Sale—Acreage.

LARGE CHICKEN RANCH.
8 acres, located on good rocked road, 1 mile from electric station and near Oregon City; 7 acres under cultivation, 1 acre pasture, good orchard; good 5-rm. house, barn, hog house, 4 chicken-houses, brooder-house and 2 incubators, room for over 1000 chickens; water piped to all the buildings by gas engine and standing tank; 1 horse, 1 cow, 2 fat hogs, 3 stands of bees, 1 green hog, and feed mill and $300 worth of furniture. $3000 cash with the stock or $2600 without. Total price $5000; good terms on balance. Personally inspected. Mishler, with JOHN FERGUSON, Gerlinger Bldg.

EAST OF NEWBERG, OREGON.
1¼ miles from the electric depot of Molloy, on good graveled road, close to school; all fine land, well located, 19 miles from Portland, 3 miles from Sherwood. 6 acres seeded to clover, 5 acres ready to seed, 4 acres pasture and 5 acres in green standing timber. Woven wire fence, neat cottage, with 4 rooms, completed below, and large attic uncompleted; 20 acres in all; offered for $3500, with small payment down, balance long time at 6 per cent interest. Personally inspected. Photo at office. John Ferguson, Gerlinger bldg.

OREGON CITY LINE.
We can offer you a wonderful buy of 4 acres with good 7-room house with full cement basement, water, gas and electricity; also private water system for irrigation purposes, with gasoline engine and pump; small barn, several good chicken houses; can sell off a part as property faces on two streets; lies high and slightly and right at the station. Price $7500; part cash to handle.
KASER & RAINEY,
823-6 Gasco Bldg. Marshall 3125.

We offer some of the choicest acreage along the Estacada car line, only 5 minutes' walk from the station. We will sell 5, 10, 15 or 20 acres all nice level land, all cleared, best of soil equal to beaverdam, no buildings on any of it. The price is $200 per acre; will give good terms if desired.
OTTO & HARKSON REALTY CO.,
413 Chamber of Commerce Bldg.

FOR SALE—Beautiful country home, White Salmon, Trout Lake valley, on highway; 35 acres, 7-room bungalow, barn 30x50, chicken house, etc. All under permanent irrigation; bargain at $7000; terms.
80 acres good wheat land, trade for Portland property; can secure more with pasture privileges.
F. M. MILES,
509 McKay Bldg. Main 1590.

BERRIES—BERRIES.
20 acres of best berry land in state of Oregon, located on Rockwood road, just off Powell valley; can include buildings or not to suit. This put into berries will make me independent. Owner will allow $50 per acre for present crop. Price only $8000; good terms.
LUEDDEMANN COMPANY,
913 Chamber of Commerce. Main 6967.

2½ ACRES BOTTOM LAND
$50 down, $10 monthly buys this splendid tract of the richest kind of black bottom land, this side of Oregon City. Street car line on the place, none cleared. Price $250. Here is that close-in tract you have been looking for. Fred W. German Co., 752 Chamber of Commerce.

10 ACRES, ONLY $3000.
On main road, close in, best of soil, about 3 acres cleared, balance easy to clear; fine well and pump, old shack; house. This is an ideal berry tract and cannot be beat for $3000. Only $500 down, balance to suit.
LUEDDEMANN COMPANY,
913 Chamber of Commerce.

CHICKEN RANCH.
10 acres, all improved, 4-room house, barn, spring and well, about 350 bearing apple, pear and cherry trees; three miles northwest of Scappoose, near Parson station. $2100; cash $700.
HARRY BALL,
431 Lumber Exchange, 2d and Stark.

1 ACRE, CLOSE IN.
Only 1 block from electric station, 7c fare; 7-room house, city conveniences; some fruit and berries. This soil is especially adapted to gardening; cannot be beat at $3500. Photo at office. Good terms.
LUEDDEMANN COMPANY,
913 Chamber of Commerce. Main 6967.

LOGGED-OFF LANDS
Tracts, 5 acres up, located within 30 miles of Portland, on railroad; good soil, no rock, plenty of water; work nearby; buy on your own terms. Prices $20 to $65 per acre.
LEUDDEMANN CO.,
913 Chamber of Commerce.

Fruits and Nut Lands.

HAVE YOU JUDGMENT?
Some man will double his money on this proposition in the next 5 years. To settle an estate a 9-year-old commercial apple orchard can be bought for less than you can buy the land and trees for today. Growth of trees and 9 years' work thrown in; all in excellent condition. 1 mile from thriving city; 50 minutes by auto from Portland; paved road. Write or see C. E. Cranfill, 203½ 1st st. Main 4203.

FOR SALE—10-acre fruit orchard, pears and apples; 6 years old; good house and good location, near the town, railroad nearby, on Parkdale, Or. Inquire Jim Saml, Parkdale, Or. Sell cheap.

Homesteads, Relinquishments.

HOMESTEAD relinquishment for sale reasonable. Write Pearson Hobbs, Scappoose, Or., Route No. 1.

WANTED—Homestead relinquishment. Write to R. Lykes, ri. 1, Oswego, Or.

For Sale—Farms.

WELL FURNISHED ACREAGE HOME.
One acre, 5 minutes' walk from Kendall station and close to 82d st., on good graveled road. All under cultivation; 15 fruit trees, some logan and blackberries, lots of rose bushes. Good 7-rm. cottage bungalow, gas, city water and lights available. Barn, garage, rabbit hutches. Price $2450 with 2 high-grade rugs, heater, steel range, gas range, dining table and 6 chairs, buffet, 2 rockers, Morris chair, 6 kitchen chairs, bed, dishes, cooking utensils and wood. Personally inspected. Photo at office.
JOHN FERGUSON, Gerlinger Bldg.

80-ACRE ALFALFA FARM.
Under Hermiston government irrigation ditch, ½ mile from Columbia in showing one mile from high school and railroad station. Price $7000; will take half trade in Portland or vicinity. See A. C. Galbraith.
GEO. E. ENGLEHART CO.
Main 7266. 624 Henry Bldg.

SOUTHWEST OF BEAVERTON.
30 acres, located on good road, all good level land, 8 acres under cultivation, good 6-room house, barn and outbuildings, all in fine shape; price $6500 with equipment; fine young team and harness, spike tooth harrow, spike tooth harrow, wagon, 3 cows, 60 chickens; half cash. This is a fine farm in good locality. Personally inspected. Photos at office. Joan Ferguson, Gerlinger Bldg.

FOR SALE—13-acre ranch on W. Mill Plain; 5 miles from Vancouver; 2½ acres prunes; good 5-room house, 3-ton dryer, barn, etc.; ¼-mile from school. A bargain at $7000. Inquire Mrs. M. M. Boyer, Vancouver Wash., R. F. D. 4.

EXCEPTIONAL—80 acres, 5 miles Oregon City; 17 cultivated, buildings, orchard, stream; considerable timber; only $4100, easy terms. Accept residence worth $2500. Owner, 141 East 69th North; evenings, Tabor 7053.

OWNER SACRIFICING 50 ACRES.
Heart of Willamette valley, 1 mile from good town, 35 miles Portland; all improved, only $4500; must be sold at once. Come and see for yourself. T. O. Bird, 526 Chamber of Commerce.

SUNNY southern Idaho hay ranch for sale, near Shoshone, Idaho; 128 acres, irrigated, 70 acres cultivated, 50 alfalfa; good water right, buildings, school, grange, rural delivery, good roads; cheap for quick sale. John M. Price, Shoshone.

SPECIAL bargain, 45 acres, mile of town, Washington county; 18 cultivated; buildings, orchard, spring; $2250; terms. 82 acres near Molalla town; house, spring, 100,000 timber, $1000, terms. 803 Spalding bldg.

HIGHLY improved alfalfa ranch, 69 acres, Umatilla river bottom; irrigated; 6 miles from Stanfield, Or.; good buildings, including 7-room bungalow; modern. Telephone Marshall 5897, owner.

IRRIGATED RANCH FOR SALE.
138 acres of best land in Yakima valley; buildings, horses and tools, $150 an acre, $5000 cash. T. Hayden, Kiona, Wash.

20 ACRES, $5500.
Good fair buildings, excellent soil, in Tigard district. See M. J. Edwards.
GEO. E. ENGLEHART CO.
Main 7266. 624 Henry Bldg.

160 ACRES, all fenced, all level, good soft water, 12 feet; 5-room house, implement house, barn; cheap for cash. AM 671, Oregonian.

FREE FARM lists. San Joaquin valley farms. Paul Rossiter, Stockton, Cal.

REAL ESTATE.
For Sale—Farms.

MORTGAGE FORECLOSED.
DAIRY FARM.
Owner will sell for face value of mortgage with accrued interest and costs, making in all $9000. This farm sold 4 years ago for $10,000, and the party who bought same made money, but on retiring sold to an inexperienced farmer, who failed. This is paying dairy farm, 62 acres, mostly fine bottom land, on Lewis river. 50 acres in cultivation; balance good pasture; good buildings, including dairy house and silo; fenced, near school and good town, on good road. $3500 cash, balance 5 years at 6 per cent. This is an opportunity to get good farm cheap.

18 acres, 16 acres in cultivation; this is all good prune land, and would make excellent prune orchard account of location; all land well drained, with south slope; small young orchard bearing; good 6-room bungalow, barn, silo, chicken house, woodshed; fenced; on good road; 1 mile Pacific highway, about 12 miles from Vancouver; 5 miles from Ridgefield; paved road most of the way; near school and church; plenty of fine well water; wood for family use; 50 chickens, 1 horse, all tools necessary to run the place, for only $3500; $2000 cash, balance 5 years at 6 per cent. Might consider some trade for Vancouver property.
ATKINSON & PORTER,
112 West 6th Street,
Vancouver, Wash.

MODERN COUNTRY HOME,
STOCKED AND EQUIPPED.
40 acres, 26 acres in high state of cultivation, more very easily cleared; ideal slope for prunes, very best of loam soil, no rock or gravel; lies excellent; timber for domestic use; 7-room modern house, full set of white porcelain plumbing, windmill with 1500 gal. tank, large tower house, double-walled fruit house, meat, separator and tool house; chicken houses and park, hog house and lot; large dairy barn, machine shed, buildings all newly painted except barn and machine shed; 6 extra good dairy cows, all fresh; 5 calves, A-1 farm team weighing 2850 lbs., pure bred chickens, mower, hay rake, disc, grain drill, harrow, 2 plows, 2 wagons, 2 buggies, 3 sets of harness, new Delaval cream separator, 5 cords or wood in shelter, hay rack, sleds and markers, clod mashers, full set of bench and carpenter tools, 7 tons of hay in barn, seed and feed now on hand. 14 acres the very best stand of grain; close to school, with all rural advantages; only 3 miles from Pacific highway town. This is an ideal country house, equipped in every detail and will have to be seen to appreciate its value. Price $9500, half cash.
THOMPSON, SWAN & LEE,
3d and Main Streets,
Vancouver, Wash.

FIG GARDENS ARE SCARCE
THERE ARE VERY FEW FOR SALE AT ANY PRICE. WE HAVE A LIMITED NUMBER OF ACRES THAT WE CAN PLANT TO FIGS THIS YEAR.
DO YOU WANT TO BUY A FIG GARDEN AT A REASONABLE PRICE AND PAY FOR IT ON EASY TERMS? IF SO, WRITE US FOR PARTICULARS OF OUR SPECIAL OFFER
BYRON A. BEARCE,
FIG GARDENS,
878 Mills Bldg., San Francisco, Cal
—or call at the office of GEORGE H ROBIE, 304 Abington bldg., Portland, Or

DAIRY FARM FOR SALE.
350 acres, located 22 miles from Portland on state highway, a quarter of a mile from railway station. Over 200 acres in cultivation, live stream of water runs through this place. It is all equipped for modern dairy, 35 head of cows and other stock go with this place, all necessary farm implements, about 75 tons of corn ensilage and other feed. We are offering this place at a low price. Call and see us and we will show you over this place.
WAKEFIELD, FRIES & CO.,
85 Fourth Street.

MR. FARM BUYER.
If you want a real farm at the price it will pay you to see me before buying, can save you money. I have some 500 fine farms; my years of experience are worth many dollars to you and it costs you nothing. See or write to me
A. G. BENDER,
RITTER, LOWE & CO.,
201-7 Board of Trade Bldg

MY FIRM has ordered me to locate in Seattle; will sacrifice my cozy bungalow on Portland Heights, good locality, 2 blocks from car, living-room, dining-room, kitchen, sleeping-room, bath and toilet, basement with furnace, good room can be finished in basement. Price $3750; $1550 cash, bal. easily arranged. See my agent, Mr. Taylor, with L. K. Moore, 317 Board of Trade. Main 8667.

242-ACRE FARM, $4500, with pr. horses, 10 head of stock, full list farm tools and machinery, gas engine, quantity hay, grain, crops, fruit, etc. Only 3 miles to bustling R. R. town; near beautiful lake; 70 acres highly productive tillage, brook watered; pasture for large herd; estimated over 100,000 ft. timber, large amount cord wood, fruit; 9-room house, big barn, new silo, granary, work shop, etc. Owner for quick sale makes low price, $4500, part cash, easy terms. Details Catalog Bargains 23 States, copy free. Strout Farm Agency, 208 B. K. Plymouth bldg., Minneapolis, Minn.

80-ACRE ranch, 50 acres hops, 10 a. sowed to oats, 12 a. clover, good orchard; good 8-room house, barn and outbuildings, bunk houses, A 1-3-kiln hophouse, well equipped; farming machinery, 4 good horses; ½ miles from Banks, Or., and S. P. depot; 1 mile United depot, good school, high school, church. This farm is well located and lies fine and is a snap for anyone wanting good farm. Will sell reasonable and make terms. Banks Hop Co., M. Turner, secy.

FOR SALE BY OWNER.
24 acres level land, well improved 8-room, plastered house, good barn and outbuildings, young orchard, all kinds small fruit, fine location, close to good school, 1 1-3 miles southeast of Portland city limits at the end of pavement on Foster road; at a bargain if sold soon; reason for selling: not able to farm it. W. F. Harrison, Gresham, Or. R. D. R. Box 441.

80 ACRES, STOCKED AND EQUIPPED.
Very good buildings, water piped to house, creek through place, 6 cows, 2 heifers, 1 horse, 1 colt, hog, sheep, 150 chickens, incubator, wagon, buggy and all kinds of implements and tools. Forty acres wire fenced and 20 acres under cultivation. One mile from nearest railroad station; price $4500; terms.
E. A. LINDGREN,
Savon Land Co., 935 N. W. Bank Bldg.

FARM FOR SALE—75 acres on paved highway, 3 miles from Vancouver, Wash. Two good houses, 2 barns, wells, family orchards, small stream through place; 45 acres in cultivation; 30 acres in pasture, containing some stumps; level and rightly soil, clay loam. Price $20,000; $8000 cash will handle.
PERCIVAL & PERCIVAL,
Vancouver, Wash.

FINE PRUNE AND DAIRY FARM.
80 acres, about 35 in cultivation, 6 or 7 acres bearing prunes, also family orchard, balance timber and pasture; 5-room bungalow, with full set modern plumbing; good barn and fair dryer; $7500 cash and terms.
F. H. DESHON & CO.,
613 Chamber of Commerce bldg.

167 ACRES land in section 6, township 10, range 4 east W. M., in Linn county, Or. Price $15 per acre; easy terms. Address P. O. box 200, Aberdeen, Wash.

40 ACRES for sale, 27 miles out; rich prune land. $2000; easy payments, or work in sawmill accepted as cash. Morgan, owner, 214 1st st.

CHICKEN, FRUIT, GARDEN RANCHES, near Portland, $75 to $200 per acre, easy terms; best soil Farms for sale all sizes. McFarland, 602 Yeon bldg.

LOGGED-OFF lands, $10 acre up; running water, good soil, ½ tillable; employment; easy terms. J. R. Sharpe, 87½ 3d st.

7½ OR 10 ACRES—Beaverton dist.; level; good timber, fine creek, terms, electric near. J. R. SHARPE, 87½ 3d st.

REAL ESTATE.
For Sale—Farms.

THE 4 ESSENTIALS TO SUCCESS in farming are soil, climate, location and improvements and in that order.
Here is a farm of 175 acres that combines all four essentials—A rich, true loam soil; in the heart of the Willamette valley and near a good town and railroad. Well improved.
All in a high state of cultivation except 6 acres in timber. Part now in crop. Orchard for home use. Fine water system. High-class buildings and improvements.
The price, $19,500, includes stock, implements, tools and household goods.
If you want something choice for a home and a money-making farm see this.

ALFALFA—POTATOES—CLOVER—GRAIN.
160-ACRE IRRIGATED FARM.
A decreed water right for 185 acres, allowing 3.9 inches per acre at a cost of $1 per acre actually irrigated.
155 of the 160 may be irrigated, the soil a deep, mellow, volcanic ash; a perfect soil for alfalfa, clover, potatoes and grain.
All fenced and cross-fenced, 2 houses, barn, road on 2 sides, 50 acres now in alfalfa, clover and grain, some timber, extensive outrange.
Only 4 miles to good town, with grade and high school, stores, etc.; in the Bend-Redmond district.
A perfect title to land and water given. Price only $50 per acre; terms, $2500 cash. This land belongs to absentee owner, hence low price.
MacINNES & PRATT,
413 Board of Trade Bldg., Portland, Or.

1055-ACRE wheat ranch, ¾ mile to R. R. station, over 900 under cultivation. Will sown to wheat, more to sow in spring; owner's share would sell for $6000 to $8000 this summer; possession had this fall; price $25 per acre, $10,000 cash, balance to suit.
1280-acre wheat ranch, 9 miles to R. R., over 900 cultivated, running water, fair buildings, leased for this year, rent should be $7000 or $8000; price $27.50 per acre; will consider first-class property to $10,000 or $15,000, balance crop payments.
1240-acre wheat ranch, 4 miles to R. R. town, 1100 cultivated, 500 to 600 in wheat; good buildings; all crop goes with place, also stock and machinery; present crop should sell for $20,000 to $25,000. Consider good valley or Portland property to $20,000 or $25,000; price $45,000.
2000-acre wheat ranch, 1850 cultivation, 900 in summer fallow wheat; all goes, also stock and equipment; good well, fair buildings; $57.50 per acre, cash $15,000 to $20,000 and will consider a good piece of property to $15,000 or $20,000; present crop should sell for $30,000 to $50,000.
L. K. MOORE, 317 Board of Trade.

20 ACRES, $6000.
ONLY $1000 CASH.
1 mile to Tigard station and school, 11 miles from Portland courthouse.
Fine land, loganberries, potatoes, vegetables and grain, some orchard; house and barn are old; land fronts on good automobile road and is ¾ mile from paved Capitol highway.
The balance of $5000 can run at 6 per cent for long time. See M. J. Edwards.
GEO. E. ENGLEHART CO.
Main 7266. 624 Henry Bldg.

FIG GARDENS ARE SCARCE

LANE COUNTY STOCK RANCH.
500 acres of grazing land, with 2 million feet of standing timber; located 12 miles east of Cottage Grove, Or. Nearly enough cedar posts cut on place to fence the tract; good macadamized road by place; cheap rough lumber buildings and lots of extra timber left from camp that was on the place; ¾ mile to school; settled community on 2 sides, lots of outrange on the rest. Price $7.50 per acre, $2000 cash, easy payments on balance, or will discount $200 for all cash. This place is well watered by creeks and several springs.
JOHN FERGUSON, Gerlinger Bldg.

30 ACRES NEAR BARLOW,
ALL STOCKED AND EQUIPPED.
30 acres all in cultivation. On good gravel road and fine farming district. Good house, barn, hop house and other outbuildings, 3 good wells. All fenced and cross-fenced. 10 A. in wheat, 2 in cheat, 4 in oats; 2 horses, 2 cows, harness, plow, harrows, new wagon, buggy, and all household furniture, which new. Also 27 chickens, etc. This is one of the finest buys we have listed this year. Price only $6500, including everything. $3500 cash.
RELIABLE INVESTMENT CO.
305 Oak St. Broadway 4133.

TWO SETS OF BUILDINGS.
Nearly 24 acres of Eagle Creek bottom land, located ¼ mile from the depot, on the main highway, will be paved next summer; all can be cultivated, 17 acres under cultivation, 2 acres orchard, bearing; creek and 2 wells; one 7-room house, one 5-room house, barn, chicken-houses and hoghouses; ½ mile to school and church. Price $3000 with team, harness, cow, chickens, wagon, hack, plow, harrow, cultivator, and tools, $2500 cash. This is only 22 miles from the courthouse in Portland. Good road all the way. Personally inspected. John Ferguson, Gerlinger Bldg.

$6000—200A., 50 a. cult., near Roesburg. 518 Cham. Com. bldg.

WANTED—REAL ESTATE.
HOMES WANTED.
We have a list of prospective purchasers waiting who want houses ranging from $3000 to $6000 in good district. Phone, write or call.
COE A. McKENNA & CO.,
82 Fourth Street.
Main 4322.

LIST your houses with us; all houses personally inspected and photographed. We have buyers on our waiting list for houses ranging from $2000 to $6000.
HOLDEN & KOHLMAN,
Real Estate,
228 Chamber of Commerce Building.
Phone Main 6530.

I WANT a home in Portland, either in city or on interurban lines; I have an Oldsmobile 8 in first-class condition at $1500 as part payment and pay cash difference or assume mortgage and cash difference if any. You are dealing with owner direct. Submit what you have to AP 12, Oregonian.

IF YOUR ranch is for sale, mail full description or call at office. The calls for ranches are good; let us have your ranch while we have buyers. Get your price right, terms you will accept; we will do the rest. Coe A. McKenna Co., 82 4th st.

HAVE many buyers for west side houses, especially between Sherman and Madison streets; handling west side property is my specialty; your house is for sale, call and see me. John Singer, 420 Chamber of Commerce bldg. Main 9478.

WANTED—6 or 7-room house or bungalow; must be modern, with furnace, within three blocks of good car service. Prefer 13, BW, MA or Alberta lines. Not over $5500. AJ 845, Oregonian.

WANTED—IN HAWTHORNE DISTRICT.
A 5 or 6-room bungalow not over 4 blocks from car. Will pay cash. Give location and phone number. Quick action necessary. H 488, Oregonian.

WANTED—5 or 6-room bungalow, in good district, near car line, around $5000 or less; pay all cash; give location and phone; want quick action. BC 261, Oregonian.

SUBURBAN HOME WANTED.
Southern Pacific line, close in. 1 to 5 acres, with small house; cash or time payment. T. O. Bird, 526 Chamber of Commerce.

WANTED—Home of 4 or 5 rooms, any district; $100 down, balance monthly payments from $11 to $13. Address Mrs. S., Route 2, Box 225, Milwaukie, Or. HF 979, Oregonian.

WANTED—8-room house wanted, Piedmont, Hawthorne or Richmond; must be very nice; $4000 to $5000; good value; have half cash. Phone Main 3624.

WANTED—6 or 7-room home, Hawthorne district, 50th to 60th streets; about $5000.
RALPH HARRIS CO.,
827 Chamber of Commerce. Main 5624.

7 OR 8-ROOM house, about acre ground, with some fruit and near good car line. Owners only. 1171 Clinton st., or Tabor 9276.

SELLWOOD HOUSES WANTED.
Have buyers waiting for your house; some have cash; hurry. T. O. Bird, 526 Chamber of Commerce. Marshall 1022.

WANTED—7-room modern house near car line; must have land for garden; small payment, bal. monthly. BC 242, Oregonian.

WANTED to lease for term of years, beginning June 1, 3 or 6-room bungalow in Irvington; rent not over $42.50 per mo. AR 421, Oregonian