REAL ESTATE.

For Sale—Lots.

THE OWNERS of Capitol Hill are offering special inducement to home builders. We have full-size lots 50x100 for $150, $200, $300 and up; also where 2 or more are wanted will make special prices and terms. See owners direct and save money. 301 McKay bldg., 3d and Stark. Main 1004.

FOUR fine lots on 43d, between Division and Clinton, paved street, water and sewer, near good schools and car. $500 each; take liberty bonds; terms. J. H. McMahen, 2606 East 43d. Tabor 5361.

FINE corner lot in Alameda park for $1100; street improvements are all in and paid. Grab this quick. Main 6752.

For Sale—Houses.

BEAUTIFUL Irvington home, splendid corner, 100x100, every modern convenience; hot-water heating system, double garage, exceptionally fine basement and laundry with extra large new Thor washing machine and mangle; extra large living room, dining room, music room and library; elegant new carpet all over lower floor and stairs; splendid kitchen with new $200 combination wood and gas range. Second floor—5 or 6 bedrooms, two tiled bathrooms, sleeping porch. Third floor completely finished; French glass doors, hot and cold water, heat, 3 cars; leaving city, easy terms if taken at once. Phone East 4943 or Sellwood 2633.

MULTNOMAH.
Office open all day Sunday and Monday, July 4 and 5. Mr. Newman in charge. See him at our office on the boulevard or telephone before and after business hours. East 5612.
BEN RIESLAND,
Exclusive Sales Agent of Multnomah and Surroundings.

HIGH-CLASS COLONIAL.
160x112 corner, 1340 E. 32d st., Eastmoreland; fine shrubbery, 9 rooms, 2 baths, 2 fireplaces, oak floors throughout; all rooms enameled. Double constructed garage; 20 per cent under cost of duplication. Offered by owner, who is leaving city. Open to inspection by appointment. Phone Sellwood 2539.

SEE ME.
SEE ME.
SEE ME.
FOR HOME SACRIFICE.
NEW, MODERN, WELL-BUILT BUNGALOW. PRICE SLASHED FOR QUICK SALE.
PHONE TODAY.
TABOR 3825.

EVANSTON.
748 E. 27th st., 2 blocks south of Clinton Kelly school, convenient and cozy bungalow; 6 rooms, hall, bath, full basement, fireplace, built-in bookcase, buffet and kitchen cabinet complete; modern plumbing, electricity, gas; terraced lawn and fruit; fine view. Phone Sellwood 3295 (not Sunday).

A JULY BARGAIN.
$2500.
6-room house, about 5 years old, electric lights, bath, full basement, corner lot 45x100, street paving and sewer paid. Fruit trees and roses, near car and school. E. 42d and Francis ave.
J. J. PETERSEN,
4 Grand Ave. N., near E. Ankeny.

LAURELHURST.
VACANT, IMMEDIATE POSSESSION; STRICTLY MODERN BUNGALOW; HARDWOOD FLOORS, GASCO FURNACE, GARAGE; $8500, TERMS, $2500 CASH, BALANCE EASY.
POINDEXTER, 208 SELLING BLDG., MAIN 1800. RESIDENCE EAST 6771.

THAT VACANT LOT.
Why not turn a burden into income? We design and build apartments, garages, residences, anything; furnish plans and finance. Established 10 years. We offer SINCERITY, SERVICE, SATISFACTION. L. R. Bailey Co., Inc., 921 N. W. Bank bldg.

BLOCK from MA car line, and here is a neat home of 5 rooms, all fully modern except furnace; dandy Dutch kitchen and full cement basement, all plastered; nice terrace and garden spot and pretty home. Will consider good touring car as part initial payment. See Quin at 514 Swetland bldg.

NOW VACANT—MOVE RIGHT IN.
$2350—ROSE CITY PARK.
EASY TERMS.
Nifty, modern 4-room bungalow, just like new, full plumbing, electricity, gas, good basement and nice full lot, good location. Here's your chance; must be sold in two days. Tabor 6359.

BY OWNER—Beautiful 5-room bungalow, all modern, double-constructed; it is a sacrifice, price $3500; my equity is $1200, three rooms of good furniture; equity of furniture alone is worth $1000 cash; come and look at it. 121 W. Sumner st., near Denver.

$2550—5-ROOM, lot 45x100, $200 cash, $30 month; this price for $22.50 month; terms will only stand good until July 11. See J. P. McKenna for bargains. Can show more bargains in 5 hours than you could find in 2 months. J. P. McKenna, Belmont at 39th, 13 years. Tabor 6493.

MT. TABOR HEIGHTS.
WITH FINE VIEW OF GOOD; LOT 100x100; PAVED STREET; MODERN 8-ROOM RESIDENCE; BEAUTIFUL GROUNDS; $10,000; TERMS.
POINDEXTER, 208 SELLING BLDG. MAIN 1800. RESIDENCE EAST 6771.

BY OWNER—Modern bungalow on beautiful Adamada drive, 1½ blocks from car line; large living room finished in ivory throughout; fluid hot water heater, full basement, floored attic, garage, no expense has been spared on this place. Call Tabor 4223.

NOB HILL.
Nice two family flat in excellent location, rents for $120 month. Extra lot included, for $13,000. Terms if wanted. Also good flat on Hawthorne ave. for $7500. Easy terms. C. V. Smock, Marshall 2003.

WEST SIDE, thoroughly modern 6-room home; unsurpassed view of city, rivers and mountains; will give attractive price for cash or will consider some terms. Phone owner, Main 3666, or Woodlawn 2828.

959 COUNCIL CREST drive, one of the most beautiful view places in Council Heights, modern 6-room bungalow, fruit, flowers, near car. Phone Main 2704; owner; price $6000, $4000 cash, balance to suit.

FOR SALE BY OWNER—Modern home in University Park district. Six rooms, reception hall and sleeping porch; all built-in features, cement basement with laundry trays. Lot 100x100; lots of fruit and berries. Phone Tabor 4886.

WESTMORELAND—BEAUTIFUL WESTMORELAND.
Modern, 7 rooms, 2 large sleeping porches, fireplace, full cement basement, furnace, garage, east front, ideal location. Sellwood 2706.

FOR SALE BY OWNER—3-room house, lot 80x100; bath, gas, hot and cold water, electricity, basement, good porches, some fruit, nice lawn, chicken houses. 7016 42d ave. S. E. Mt. Scott car.

FOR SALE—EXCELLENT VALUES IN HOMES IN ALL PARTS OF THE CITY. IT'S A PLEASURE TO SHOW THEM. JONAS M. BERRY AND MRS. BERRY PHONE MARSHALL 1684.

$4000—5-ROOM and 2-room cottage on lot 100x200 feet; fruit trees, berries and roses; this is a choice piece of property; a bargain; terms if you wish. J. P. McKenna, Belmont at 39th. Tabor 6493.

HAWTHORNE bungalow, corner of East 50th and Mill, brand new, modern bungalow, hardwood floors, fireplace, garage; $1000 cash will handle. Owner Marshall 4079.

SUNNYSIDE district, fine and well-built 5-room house with bath, full cement basement, laundry trays, nice lawn; all for $3850 cash. Owner, Tabor 8192.

6-ROOM modern house, 4 blocks to Jefferson high school, 2 blocks Peninsula park; garage, 5 years old, $4000, $2000 cash. Owner, 1214 Borthwick.

MODERN 6-room house, furnished or unfurnished, sleeping porch, garage, $3000 or $3300. Take auto as part of first payment. 45th ave. and 71st st. Tabor 5605.

PIEDMONT.
Strictly modern 9-room house; hot-water heat, exclusive district. Woodlawn 181.

SMALL HOUSE, close in, 28th st., near Holgate; 1½ lots; $2250, $1000 down. M. M. Kellogg, Beaver bldg., Oregon City.

SIX-ROOM modern house. Fine view. Evergreen, fruit and nut trees, berries, etc.; $5000, half cash. Phone Sellwood 846. Owner, AR 763, Oregonian.

BIG 7-room modern, built by owner for home, big grounds, best material, nothing cheap; big bargain. S. M. Venard, owner, 929 C. of C.

LARGE 7-room house with bath, electricity and gas, lot 50x100 with fruit and flowers, in Richmond district. 539 E. 36th. Owner.

FOR SALE—5-room house and 5 lots, fruit and berries, at Lents. 9423 58th ave. S. E.

$2600 ONLY, for four families; house with some good furniture; terms to suit. Owner, 362 Front st.

BUNGALOW, large and roomy, gas, water, electric light, good educational facilities; 12 miles east, paved roads. Tabor 5792.

8-ROOM modern house; sleeping porch, range, gas heater, linoleum 3 rooms included; reasonable terms. East 6747.

FIVE ROOMS, basement, bath, gas, electricity, walking distance; $1800, terms; $500 down payment. 62 East 27th st.

IRVINGTON PARK bungalow, $250 cash, $25 monthly, 5-room modern, full lot; price $2500. See owner, 420 Henry bldg.

MODERN 5-room bungalow; Willamette Hts. Call owner, Main 5494.

5-ROOM house, lot 60x100, gas, electric lights, pat. toilet. Call at 6451 92d st.

5-ROOM bungalow; $550 down, balance easy. 735 E. 67th north.

REAL ESTATE.

For Sale—Houses.

LARGEST HOME SELLERS ON THE PACIFIC COAST.
OVER 1000 PHOTOGRAPHS OF HOMES FOR SALE.
FRANK L. McGUIRE
To Buy Your Home.
Are you looking for a home? Try the McGuire System of Scientific Home Service. THE SYSTEM that puts you in IMMEDIATE TOUCH WITH THE HOME that will meet your EVERY REQUIREMENT. Every home personally INSPECTED AND APPRAISED. Every district. Every type. Moderate prices. If necessary we will help you make your down payment.
18 Autos at Your SERVICE.
OPEN EVENINGS AND SUNDAYS.

BEAUTIFUL IRVINGTON HOME.
$5800—An IRVINGTON HOME OF RARE CHARM AND DISTINCTION! 5-room delightful bungalow, with every modern device to promote comfort and beauty. Cleverly constructed to please your artistic sense. Fireplace, bookcases, massive buffet, Dutch kitchen, sleeping porch, HARDWOOD FLOORS, furnace, fruit room. TERMS. WHY NOT LOOK AT THIS REAL HOME BARGAIN TODAY? We have 75 splendid value homes in this district.

$2975—A REAL ROSE CITY at an unusual price! Very artistic, cosy 4-room shingled bungalow; full-width front porch, white enamel plumbing, electricity, gas, full lot, fruit. E. 76th near Sandy. TERMS. We have 50 Rose City homes. Prices ranging from $2700 to $10,000.

$3150—REAL MT. TABOR BARGAIN.
On the west slope of beautiful Mt. Tabor is this very artistic 5-room bungalow; large front veranda, living room with fireplace and leaded art-glass bookcases; solid paneled dining room with beamed ceilings and massive leaded-glass sideboard, white Dutch kitchen, HARDWOOD FLOORS, best white enamel plumbing, electricity, gas; good cement basement, laundry trays, floored attic. Just $500 down. One blk. to car. E. 61st, close to Park. THIS IS UNUSUAL. See it today!

140—HAWTHORNE HOMES—140.
$2995—HAWTHORNE'S exceptional home bargain! JUST $500 down, REST EASIER THAN RENT! 5-room typical Hawthorne bungalow, just like new; fireplace, bookcases, Dutch kitchen, best white enamel plumbing, electricity and gas, full cement basement; street liens all paid. E. Sherman, Tabor 2419. MISS YOUR BIG OPPORTUNITY.

KENTON HOME.
$2550—JUST $500 down. Price has been cut for QUICK SALE! 6-room, substantial, modern, attractive home; full-width front porch; 1 bedroom down, 2 up, white enamel plumbing, electricity, gas, full basement, full 50x100 lot. Winchell st., close to Kenton car. See this and our 28 other KENTON HOME BARGAINS!

$3500—A CAR FARE SAVER. Live within WALKING DISTANCE and save MONEY! On E. Davis, near 52d. This is a very substantial, comfortable 5-room bungalow cottage; white enamel plumbing, electricity, gas; PAVED ST., LIENS PAID. AN UNDISPUTED VALUE and won't last! See it today!

If you're looking for a home, it is to your advantage to visit our great display and inspect our more than 1000 photographs of homes for sale. We offer you a wider and better selection than you'll find anywhere. Come in and be convinced. SEE
FRANK L. McGUIRE
To Buy Your Home.
Abington Bldg. Main 1068.
106½ Third St., bet. Washington and Stark.

IRVINGTON DISTRICT.
559 EAST BROADWAY, N. W. CORNER, EAST 13TH ST. N., FINE CORNER LOT; 6-ROOM WELL-BUILT RESIDENCE, MODERN EXCEPT HARDWOOD FLOORS, HAS ENTRANCE HALL, LIBRARY, LIVING ROOM, DINING ROOM, KITCHEN, FIRST FLOOR, FIVE BEDROOMS, BATH SECOND FLOOR, FURNACE, FIREPLACE, FULL SIZE BASEMENT. NOW FEW DAYS CAN MAKE A VERY LOW PRICE. GIVE IMMEDIATE POSSESSION AND SOME TERMS. IF YOU WILL LIKE THE OUTSIDE APPEARANCE WILL SHOW YOU THROUGH, BUT DO NOT DISTURB THE TENANTS.
W. S. POINDEXTER.
HIGH-CLASS RESIDENCES.
OFFICE MAIN 1800. RES. EAST 6771.

NEW modern home, six rooms, sleeping porch, hardwood floors, built-in effects, full concrete basement, $3600.

New modern bungalow five rooms, sleeping porch, fireplace, built-in effects, hardwood floors, concrete basement, corner. Price $4650.

New modern bungalow, four rooms breakfast nook, large attic, about an acre of ground, lots of fruit, close in, 100x200, six rooms, lots of fruit, paved street. Price $2900, $500 cash, balance contract 6 per cent. Close in. C. W. Bryan, 509 Chamber of Commerce. Main 1965, Marshall 865.

LINNTON DISTRICT, ATTENTION.
Here's truly a snap; 7-room home and arranged for two families if desired. Modern except furnace; nice home and good condition; full lot and ample trees; has the most wonderful view of miles and miles around just above the highway. Owner instructs me to sell quick and asks only $2500. Come and get it. See Quin at 514 Swetland bldg.

THURMAN NEAR 28TH.
Safe investment and fine home of 8 rooms; extra large lot; fruit trees, berries, etc.; near Montgomery-Ward bldg. Going out the highway look this place over; it's S42 Thurman and then make me an offer. Will give terms if desired. See Quin at 514 Swetland bldg.

VACANT.
IMMEDIATE POSSESSION; WALKING DISTANCE, EAST SIDE, 368 MULTNOMAH ST. NEAR 11TH; 3 ROOMS, MODERN, GASCO FURNACE, GARAGE, FINE BASEMENT, ATTIC; $7000, TERMS.
POINDEXTER, 208 SELLING BLDG. MAIN 1800. RESIDENCE EAST 6771.

ROSE CITY.
Nice 6-room modern bungalow in good location, sleeping porch, large floored attic, fine basement and everything convenient for only $5000. Terms if wanted. Phone owner, Marshall 2809.

TRACKAGE.
100x200 BUSINESS CENTER FRONTS.
100 FEET EAST FIRST STREET.
100 FEET EAST SECOND STREET.
200 FEET EAST WASHINGTON.
WITH 200-FOOT TRACKAGE.
W. S. POINDEXTER.
208 SELLING BLDG. MAIN 1800.

MR. INVESTOR—FIRE-PROOF BRICK STORE.
Excellent condition, best suburb of Portland; owner leaving. Worth $50,000, take $30,000, any reasonable terms. Investigate Tuesday. T. O. Bird, 526 Cham. of Com. bldg.

WATERFRONT, close in, west side; trackage, paved street; bargain. 1421 N. W. Bank bldg.

For Sale—Acreage.

$50 LOCATES YOU ON 2 ACRES.
Right at electric station, east side, near Base Line road; lies fine, nice grove timber. Your chance to get a piece of acreage right. Price $900; terms, $50 cash, $10 monthly.
LUEDDEMANN COMPANY,
913 Chamber of Commerce.

FOR SALE—LOGGED-OFF LAND.
Write for map of western Washington showing 200,000 acres and terms. Over 10,000 acres sold last year at our low price. Easy payments offered to actual settlers.
WEYERHAEUSER TIMBER CO.,
Tacoma, Wash.

3 ACRES, only 25 minutes and on good roads, family orchard, good soil, good for room house, garage, chicken house, all for $1750, $1000 cash.
HESGARD, with
COE A. McKENNA & CO.,
82 4th St.

ONE-THIRD acre, near Dosch; best of soil, lots of fruit, garden in, modern 6-room house, garage, just off pavement. Price $4000, ½ cash. HESGARD, with
COE A. McKENNA & CO.,
82 4th St.

7½ ACRES 8 miles out on Terwilliger boulevard, ¾ mile off pavement; all in cultivation; 100 young fruit trees, spring water, fair 6-room house, large barn. 427 Lumber Exchange bldg., 2d and Stark sts.

JUST THINK OF IT.
2½ acres with some assorted fruit trees; near Dosch station on red electric, only $2750, $500 down, bal. time. Main 5834.

ONE ACRE for sale; 7-room modern house, barn, young orchard, 8 years old, bearing; all kinds of berries, shrubbery, etc. J. F. Cassidy, 65th ave. and 67th st. S. E.

TEN ACRES on county road, fine 8-room bungalow, fireplace, cellar, fruit, family orchard, berries, chicken runs; worth $4500, will take $3000. Dr. Lule Waldt, 712-14 Dock block.

SACRIFICE—Choice 20, near electric; buildings, stream, best soil; crop included, $3250. 141 E. 69th st. North. Tabor 7055.

FOR SALE—5½ acres, end Mt. Tabor car line; price $7500. See owner, 755 Savier street, after 6 P. M.

10 ACRES first-class timber at Tigard; sell cheap. Tabor 4513.

REAL ESTATE.

For Sale—Acreage.

BEAUTIFUL TRACT ON POWELL VALLEY ROAD.
Contains 5 acres, facing this popular driveway; only 2½ miles from city limits, half in crop, 2 acres pasture and ½ acre timber; the improvements; an ideal location to build a summer home, a chicken or berry farm; price $3250, good terms.
LUEDDEMANN COMPANY,
913 Chamber of Commerce. Main 6967.

¾-ACRE tract, most sightly piece of property near Multnomah Station, on the Oregon Elec.; nearly new 5-room house; this is property that must be seen to be appreciated; it has a wonderful situation and has the making of one of the prettiest homes in this district. For particulars call on
BEN RIESLAND,
404 Platt bldg. 127 Park st.
Or see him or his agent at Multnomah on Sunday and Monday.

FINE ten acres for sale, all in cult., nice crop of oats and bearing orchard, only 4 miles from city limits, on Base Line road. For quick sale I offer this for $4500, $1500 cash and easy terms on balance. This is fine for berries and close to market. For appointment phone Marshall 2003. C. V. Smock.

BASE LINE ROAD ACREAGE.
Ideal suburban home tracts on paved road, electric carline, gas and electricity, easy terms. AF 754, Oregonian.

Homesteads, Relinquishments.

WILL relinquish 120 acres rich farming homestead, some improved, orchard, buildings, etc., $1500; near Roseburg. Address box 14, Camas Valley, Or.

TWO homesteads covered with beautiful timber, close to railroad, town and sawmill; rare chance; $300 cash each if taken quickly. 301 Corbett bldg.

WANTED—Homestead relinquishment, one with ocean frontage preferred. A. C. Park, Tabor 5446.

TWO relinquishments, lots of improvements, free outrange, some trade. H. H. Brown, Beaver, Or.

HAVE three homesteads with timber and water, close to railroad. A 593, Oregonian.

Fruit and Nut Lands.

YOUNG PRUNE ORCHARD.
10 acres in 3 yr. old prune trees in Dundee district, red shot soil, good roads, 2 miles from town.
Price only $400 per acre, terms.
LAURA M. WILLIAMS.
Dundee, Or.
First and Blaine Sts. Phone Red 131.

For Sale—Farms.

IRRIGATED ALFALFA FARM.
80 acres, all in cultivation, with paid-up water right for 76 acres; 60 acres of the finest stand of alfalfa in this section and the balance new seeding last year; 5 miles from Redmond on good country road; 8 miles to be paved; main Dalles-California highway passes place; three-fourths mile from railroad station; immediate possession is necessary to get crop which goes with place, cutting to start before July 10 and which will practically pay for first payment of $3500; price $8500; balance very easy terms; other bargains may be obtained, but here and now this is the finest proposition to be had.
Mr. Mahoney,
COE A. McKENNA & CO.,
82 4th St.
Main 4522. Columbia 638.

MR. FARM BUYER, ATTENTION! SEE ME.
My personal acquaintance with the farmers of Oregon permits me to offer you the best of farms at sacrificing prices. Have just received several farms from owners who must retire on account of their health. Now is your chance as they are not particular as to their terms. Come, see me and I will gladly tell you all about them and help you locate. T. O. Bird, 526 Cham. of Com. Marshall 1022.

FOR SALE—By owner, stock and dairy ranch, 292 acres, about 58 acres in grain, hay and corn; bal. pasture; over 1,000,000 feet timber; 100 acres fine spring water; 300 yards to R. R. station; close to school, church and stores; fruit and berries; new 6-room house, silo, 2 barns, spring piped in; horses, cattle, sheep, goats, hogs, chickens, turkeys, and implements, for $75 per acre. For information write G. A. Nyman, Kings Valley, Or.

FOR SALE by owner, going stock and dairy farm of nearly 160 acres; 125 acres in crop and grass, 200 acres bottom land, 30 acres fenced hog-tight; running stream all year, good house, large barn, about 60 head of cattle and horses, 100 head hogs, poultry, 7-ton scale house, new B. L. K. milker, 2 new gas engines, all necessary implements, 3 miles from city, on Pacific highway, near two R. R. towns; shipping point 1½ miles; price $30,000; will trade for income possible. Address P 616, Oregonian.

FOR SALE—120 acres, 5 miles city Bend, Or.; 70 acres good land, 30 acres irrigable now, 40 acres more, half acre potatoes, balance garden; Columbia highway goes through place; ½ mile Deschutes river; some crop, spuds. Price of place $42000; $8000 cash. Act quickly, it's worth the money; have few photos of place.
EDWIN J. ROGERS,
Tumnie, Or.

$15,000, WITHOUT CROP.
Anyone desiring an ideal near-in country home should see this place, 10 acres, excellent soil, level, tiled and fenced, family orchard, near school and hard-surfaced road; 4½ miles southeast from Portland. Owner, John Cheidelin, Gresham, Oregon.

WE HAVE a fine 40 acres, no better soil can be had, no waste land, half under plow, fair house, small barn, good well, root house, ½ acre orchard, 1½ miles from railroad and good town. If you want value, here it is. $3500.
HESGARD, with
COE A. McKENNA & CO.,
82 4th St.

WE HAVE for sale several large and small alfalfa and stock ranches; also timber and unimproved farms in Klamath lands, Klamath Falls city lots and business property at a very low figure and on easy terms.
KELLEY & BELLMAN,
White Pelican Hotel bldg.,
Klamath Falls, Or.

FOR SALE—49 acres in Yamhill county; 16 acres in crop, good barn, house and other buildings; 4 milk cows, 3 calves, 1 heifer, chickens, turkeys, mule, horse, 2 sows and 9 pigs; some household goods and cream separator. All kinds fruit and good spring water year around. Price $3000; cash, or terms to owner; Joseph Mokos, route 1, box 84, Carlton, Or.

35 ACRES, IRRIGATED, TROUT LAKE, WASHINGTON.
$7500, 35 acres at Trout Lake, Wash.; good buildings, land all cultivated, plenty of water; all stock and tools go with place; $3000 cash, bal. to suit. Near town of Trout Lake. F. M. Miles, 509 McKay bldg. Main 1390.

REAL BARGAIN—52-acre farm in Clackamas county, 35 acres in cult. and in crop, new 6-room house, good house and barn, 4-A. orchard; all good, black soil; well fenced; 2½ mi. to Portland, on good road, near Beaver Creek. Bargain, $6000, terms $2000 cash. Other bargains. Garland, 201 3d.

THE farm for loganberries, 112 acres, 90 cleared, all level, on bank of river, ¼ mile from valley town, ¾ mile to electric station. On paved road, one hour's ride from Portland. For sale by owner. AM 830, Oregonian.

FOR SALE—640 acres in Lake county, all good tillable land, 160 in cultivation; good water, good soil, 2½ miles; small house and stable. Price for quick sale, $5 per acre cash. C. A. Ramsey, Dallas, Or.

100 ACRES prunes, with $45,000 crop in sight; 370 acres, with half under cultivation; good dwelling and buildings; $10,000 will handle. Off market July 10.
C. W. VAIL, Carlton, Oregon.

FOR SALE—Good bargains in choice Willamette valley farms in cultivation and in crop, ranging from 50 acres to 1000 acres; well improved. Call on or write J. V. Pipes, Albany, Or.

NEARLY a thousand acres, on limited outrange, plenty of water at building, near paved road, 2 hours from Portland, $18,000. Risley, Starkweather & Black, 602 Broadway bldg. Main 6199.

DAIRY FARM for sale; 3-year lease, 1 year paid; Minthorne Springs dairy, near Milwaukie; 16 cows and bull, 473 Dover st.

LOGGED-OFF lands, $10 acre up; running water; good soil, ½ tillable; employment; easy terms. J. R. Sharpe, 83½ 3d st.

FOR SALE—23 acres river bottom ranch, close to town, near Salem; also one 8¼ acres. Address owner, P. G. Olson, Portland, Or., Gen. Del.

FOR SALE—River bottom farm, close to good town, near Portland, with or without stock. Address owner, P 619, Oregonian.

CHICKEN, FRUIT, GARDEN RANCHES, near Portland, $75 to $100 per acre; easy terms; best soil; farms for sale, all sizes. McFarland, 208 Failing bldg.

80 ACRES, 5-room house, family orchard, running water, lots of timber; 1 mile from station; cheap for cash. Owner, BD 760, Oregonian.

BY OWNER—60-acre farm at Tigard; 30 acres clear, 3 in crops; snap at $13,000. AH 760, Oregonian.

40 ACRES, small house, 8 acres cleared; very cheap. For particulars, write Butkevich, route 1, Carlton, Or.

REAL ESTATE.

For Sale—Farms.

CANADIAN PACIFIC RY. LAND.
YOUR LAST OPPORTUNITY. In Central Alberta and Saskatchewan are rich park lands—open prairie ready for the plow, interspersed with groves, which afford excellent shelter for stock. Here grain growing, dairying and livestock raising are being carried on successfully. The country is ideal for mixed farming. The Canadian Pacific Railway is offering a large area of these fertile lands in Lloydminster and Battleford districts. This fertile land will become the home of thousands of prosperous farmers. On similar land Seager Wheeler grows the world's prize wheat. Near Lloydminster the world's prize oats have been grown, and butter of the highest quality is made. A man can soon become independent on a farm in this district. These lands can be bought now at prices averaging about $18 an acre. You pay down 10 per cent. If land is purchased under settlement conditions, no further payment of principal until end of four years; then 16 annual payments. Interest is 6 per cent. Also thousands of acres of irrigated lands in Southern Alberta at $50 per acre, on which the company will loan $2000 for improvements to approved purchasers, with 20 years to pay for land and loan. Landseekers' excursion party leaves Portland for Calgary, Alberta, September 7 and 10. Reduced railway rates. For further particulars see Canadian Pacific Ry. Co., 208 Railway Exchange bldg. L. F. Thornton, district representative.

FREE FARM LISTS, San Joaquin valley farms. Paul Rossler, Stockton, Cal.

WANTED—REAL ESTATE.

Over $1,700,000 Worth OF HOMES SOLD
Since Jewell Was Sold, by
FRANK L. McGUIRE,
Largest Home Sellers on the Pacific Coast.
Have you a home to sell? Try our live, efficient methods of home selling. Our system:
569 homes sold last year.
9 homes sold in one day.
110 homes sold in May.
572 homes sold to date this year.
Your home is sold IF LISTED WITH US! Write a personal letter, PHOTOGRAPH AND PHOTOGRAPH it within 24 hours after listing! The photograph of your home will be placed in our great showroom which is constantly thronged with EARNEST HOME BUYERS! If you can't come down, telephone; we'll gladly call. Our only charges are the standard rate of 5 per cent in the event of a satisfactory sale. 18 experienced salesmen with autos to work on the sale of your home. See
FRANK L. McGUIRE
To Sell Your Home.
Abington Bldg. Main 1068.
106½ Third Street,
Between Washington and Stark.

PACIFIC AGENCY, INC.,
S. O. S.
We expect to sell 500 houses by the end of this year and are having calls every day that we can not supply. Bring in your listings and we will look them over, and if priced right we can sell you quick sale. Have several competent salesmen on hand with autos to show property, hence we can get quick action. Do not delay, as we have actual buyers waiting and need your listing.
PACIFIC AGENCY, INC.,
514-20 Swetland Bldg.
Phone Marshall 3959.

LET US sell your home for you, we have clients waiting to buy homes and houses in Irvington, Rose City, Laurelhurst, Hawthorne and many other districts; list with us for quick action.
Realty Department,
LAWYERS' TITLE & TRUST CO.,
285 Stark. Marshall 1898.

BUYER (not agent) wants 1 to 5-acre farm, within northern suburban limits, within 10 miles Portland; land not gravelly preferred, with acre or more loganberries; must be south side, near school and stream; about $4000 or $5000. AB 870, Oregonian.

WE HAVE clients waiting for homes from $2000 to $7000; buy now, sell later. If your property is for sale call at our office or phone.
O. W. MITCHELLHAUPT & CO.
C. E. Adams, 407 U. S. Nat'l Bank Blg.
Broadway 3838.

HAVE touring car, good order; two nice clear lots in Seattle, and seller's real estate contract; either or all for small home in good locality; might consider well located lot; must be location in first letter. AM 792, Oregonian.

WANTED—To buy a comfortable suburban home, 1 or 2 acres; must be near station. No boom prices considered. Full particulars in first answer. BC 894, Oregonian.

WANTED—To buy, from one to five acres near Shattuck station, Olson or Raleigh, in the Tualatin country; state location and price. AH 787, Oregonian.

I have many buyers for west side houses. Handling west side property is my specialty. John Singer, 420 Chamber of Commerce bldg. Main 9478.

WANT from owner modern home on good carline; mean business. BC 756, Oregonian.

WANTED—Bungalow, 5 or 6 rooms, in good district. East 5860.

Farms Wanted.

WANTED—By an experienced farmer, wheat farm, equipped, eastern Oregon preferred, on shares or per cent or take full charge of dairy; references. L. Best of reference. J 396, Oregonian.

WANTED—To buy or lease large poultry plant. Address, giving full particulars, AV 72, Oregonian.

Wanted to Rent—Farms.

MR. FARMER!
Why wait till the last minute to rent that farm? Now is the time. I have a great many clients wanting to rent farms. Some want to buy stock and purchase stock, crops and implements and some take possession this fall. If you want to rent, write me at once. Don't delay.
A. G. BENDER,
RITTER, LOWN & CO.
201-2-3-7 Board of Trade Bldg.

TIMBER LANDS.

WANT bridge plank and timbers. W. G. Davis, 509 Lumbermen's bldg.

TO EXCHANGE—REAL ESTATE.

FOR SALE—Who wants to buy or trade for a high-class apple and stock farm within 100 miles of Portland in one of the best commercial apple districts in the west. Climate ideal. Scenery fine. Improvements modern. It is a money-maker. There are 160 acres, 15 in high-grade commercial apples, balance alfalfa and other products. Price $20,000. Will take good residence in Portland, part payment or sell on long terms. It's a bargain. J. S. Beall, owner, care COAST CULVERT & PIPE LINE CO.

HAVE moved to city, must dispose of my fine farm of 185 acres, highly improved; stocks, crops and machinery; this is no joke, and if you have not got good property do not bother me. I am the owner. Phone Sunday, Tabor 2285, week days Main 6419, for appointment.

MODERN house, 7 rooms, large lot, walking distance from business; all city improvements made. Will exchange for smaller place further out. AN 756, Oregonian.

TRADE FOR WEST SIDE PROPERTY.
6-room beautiful home near Laurelhurst park, Sunnyside car, to trade for west side property; will pay difference. Address AN 836, Oregonian.

WANTED—Suburban home, 20 acres or more, in exchange for clear west side business or residence property. P. O. Box 377.

WANTED—to exchange, fine business lot in Astoria for modern Portland bungalow, community close with Mrs. William P. Currie, Vancouver barracks.

144 ACRES timber in Washington county; exchange for income property and assume. Inquire Henkle & Harrison, 512 Gerlinger building.

WHAT have you to trade for 87 acres ocean front, fine beach, in Lincoln county, Or.? Owner, AV 63, Oregonian.

40 ACRES, ready for plow, near Baker; value $500, some cash, for Portland equity. Marshall 3062.

CHOICE Irvington lot, clear, improvements paid; want late auto. Mar. 1837.

FOR SALE.

Horses, Vehicles, Livestock.

FOR SALE—One 4-yard gravel body, in good shape, with hand hoist, complete. Phone East 2226 or call 287 E. Morrison.

16 HEAD horses, $25 to $75, 950 to 1200 lbs. Mt. Front Stables. Water and Montgomery.

LARGE fresh 5-yr.-old 6-gallon Holstein; also 2 fine, gentle family Jerseys. 751 E. Ash.

FOR SALE—New set double buggy harness, $60. Holman Fuel Co., 94 5th st.

LARGE pastures for rent near Portland. Main 85.

DEAD horses, animals hauled away free. Portland Rendering Co., Woodlawn 20.

DEAD HORSES taken quickly; cash for dead cows. Tabor 4293.

FOR SALE—Fresh cows. Phone Tabor 1448.

JERSEY service bull, 15 months old, good bargain. 32 West Wyant.

FOR SALE—Two fine young Toggenburg does. 360 Grant st.

FOR SALE.

Horses, Vehicles, Livestock.

LOOK AT THESE BEFORE YOU BUY.
We have decided to dispose of our teams, among them 2 brown geldings, weight 3230, 5 years old, sound and very attractive; also 2 span of young farm mares, weight around 2800 a span; and a team of big young mules, weight 2800, gentle and kind, all animals sold with full guarantee and trial. St. Johns Contracting Co., corner Richmond and Syracuse sts., St. Johns. There Sundays.

FOR SALE—A team, weight about 2550, bay and black; must sell at once. Call south side of East Gilsan, bet. 20th and 21st; ½-blk. west of laundry. Phone Auto 20-31.

FOR SALE—6 head of good farm horses, weighing 1400 to 1500 lbs., 2 farm wagons, 2 sets of heavy harness. E. 9th and Flanders.

JERSEY-DURHAM, 5½-gal. pail, due July 28; fresh 4½-gal. cow and calf, $100. 549 E. Lombard, near 11th st. Woodlawn car.

EIGHT fresh cows, 3 to 7 gallons, large Holstein and Jersey-Durham. Take Vancouver car to Columbia boulevard, go one block north.

FOR SALE—8 good wagons from 2¾ to 3½-inch; price from $25 to $75 each. Phone East 2226 or call 287 E. Morrison.

DEAD stock removed quickly; cash paid for dead cows and crippled horses. Phone Milwaukie 65-J for results.

FOR SALE—Thirty-five registered Shropshire March and April ram lambs, $20 each. Holman Fuel Co., 94 5th st.

ONE Swiss Jersey cow, said to give 6 gallons when fresh, and bred to registered Jersey bull. Columbia 664.

GOOD fresh cows from 4-6 gallons per day; some coming fresh soon. 968 Wasco Valley road. Woodstock car to 32d st.

A FINE family cow for sale cheap. 5303 58th ave. at 52d st. S. E.

2 ACRES of hay at Mt. Tabor for sale, vetch, oats and clover. Call Tabor 88.

Pianos, Organs and Musical Instruments.

SECURITY STORAGE CO. CLOSING OUT.
2 small upright pianos, $65 and..$ 75
$300 Gray & Co. upright piano, cash 110
$450 Hallet & Davis upright piano. 145
$425 Dunham upright piano, cash 165
$475 Davis & Son upright piano, cash 215
$475 Franklyn Piano Co. piano, cash 240
$550 Kimball Co. upright piano, cash 265
$850 Mendenhall player piano, cash 395
Parlor organs, $18, $25, $35, $38 and 45
Phonographs $18, $25, $35, $5 and 95
Pianos stored, bought and sold for cash.
102 10th st., corner Stark St.

PIANO BARGAINS
$175 and up. Our used pianos are real bargains and are guaranteed. See them and be convinced. Terms given. Sellerling-Lucas Music Co., 125 4th St., between Washington and Alder streets.

THE SCHWAN PIANO CO OFFERS this week, $750 Steinway, 88 notes upright..$345
$600 Kranich & Bach upright..... 365
$550 Conover oak upright..... 315
$500 Cable & Co. upright..... 245
$550 Kimball & Co. upright grand.. 345
$475 McIntyre & Goodsell upright.. 245
$25 down and $5 a month. 413 Morrison, 101 10th st., at Washington and Stark.

EVERETT grand, mah.....$795
Ludwig piano, like new; mah..... 375
Cable & Sons..... 265
Haines Davis..... 295
Thearlie Davis..... 315
Kimball, fancy walnut..... 395
G. F. JOHNSON PIANO CO.,
149 6th st.

$150 BRUNSWICK, like new....$125
$175 Columbia, the latest..... 140
Gabler, mah., $275 value..... 215
Kranich & Bach, $550 value..... 338
Ivers & Pond, little used..... 367
$875 Sohmer upright, perfect..... 587
HAROLD B. GILBERT,
384 Yamhill St.

TRADE YOUR PIANO
or organ on a new Victrola and records; our proposition will please you.
SEIBERLING-LUCAS MUSIC CO.,
125 Fourth street. Main 5586.

BUY, SELL, RENT OR TRADE
ALL KINDS OF
PHONOGRAPHS AND RECORDS.
Pianos and Musical Instruments.
NEWMAN'S RECORD EXCHANGE.
128 First. Main 4495. Tabor 6798.

PIANO FOR VICTROLA.
$200 new VICTROLA and RECORD OUTFIT; trade for used piano; best proposition. Main 5586.
SEIBERLING-LUCAS MUSIC CO.,
125 Fourth st.

PIANO WANTED.
Pay cash; get our price. Seiberling-Lucas Music Co., 125 4th st. Main 5586.

WILL PAY cash for good upright piano,