REAL ESTATE.
For Sale—Houses.

BEAUTY COMES GLADLY AT YOUR BIDDING!

THE SHEER EXQUISITENESS, the cappealing luxury and QUIET HARMONY of THE BEAUTIFUL homes, TIE you with a sense of SUPREME DELIGHT.
FRANK L. McGUIRE
submits for your consideration a choice selection of Portland's Loviest Homes. A never-ending source of delight for the DISCRIMINATING HOMESEEKER!

AN IMMACULATE IRVINGTON.
$10,000—SURPASSINGLY BEAUTIFUL is this IRVINGTON Home of 8 spacious rooms; wonderfully appointed; glassed in sun porch, French plate windows; hardwood floors; Hitra modern; A STATELY HOME, truly an "aristocrat."

ANOTHER IRVINGTON.
$7875—TRULY A "DISTINCTIVE" home; 6 rooms, airy and large; ultra modern; IDEALLY LOCATED on a splendid corner on E. 27th. And we have many charming creations of homes in this district that will make you want to be the happy owner.

THE WORK OF A MASTER BUILDER.
$6500—LIKE AN exquisite GEM IN A BEAUTIFUL SETTING is this lovely LAURELHURST'S IDEAL bungalow; 5 rooms with everything that you can imagine built in, plate glass mirrors; HARDWOOD FLOORS; tile bath, etc. E. 44th, CLOSE TO THE PRA-GRANT PARK. We have 6 NEW BUNGALOWS in Laurelhurst, every one a wonder! (THIS ONE'S VACANT.)

SPLENDID LAURELHURST!
$6300—ARTISTICALLY DESIGNED, both outside and in, is this superlative 7-room, 1½-story LAURELHURST BUNGALOW; beautiful built-ins, etc. Fireplace, sleeping porch, E. 43d. We have other LAURELHURST HOMES that are distinctly appealing both as to value and merit.

A RARE ROSE CITY.
$8500—A RARE SPIRIT OF happiness invites you to this nine-room rambling lovely bungalow home; EVERY IMAGINABLE BUILT-IN; a splendid 100x100 corner with beautiful shrubs and lawn. Knott st.

ON THE ALAMEDA.
$7500—ON THE LOVELY ALAMEDA is this 6-room ARTISTIC bungalow; GAS RADIATORS IN EVERY ROOM; fireplace, very exclusive built-in conveniences; concrete driveway and garage.

"MADE TO BE LIVED IN."
$5500—THAT'S THE MAIN PURPOSE of this charming ROSE CITY! You'll love it for five airy rooms, MASSIVE BUILT-INS; lustrous HARDWOOD FLOORS throughout. E. 49th. AN UNEQUALED BARGAIN!

We have some wonderful homes in every exclusive Home district in Portland. Homes of character, embodying all that is best in material, construction, and resulting beauty. See
FRANK L. McGUIRE,
To Buy Your Distinctive Home.
Abington bldg. Main 1068.
3d., between Wash. and Stark.

MARSHALL 1898.

ROSE CITY PARK.

SNAP—ONLY $1200 DOWN.

No. 203. Strictly modern 5-room bungalow, all large rooms, 2 blocks to car line, good garage with cement floor and runway. Total price $4200, $1200 down, balance easy terms. Do not overlook the down payment of only $1200.

AT A SACRIFICE.

No. 250. Fine 5-room house, all hardwood floors, fireplace, furnace, large living room, music room, dining room, breakfast nook, kitchen, all modern built-ins, 3 bedrooms, baths connecting; large reception hall and French doors, large full basement, 8-foot walls; lot 100x100. This home must be sold and sold quick, to make a division of an estate. Can be handled on small payment down and easy terms.

IRVINGTON.
PRICE $11,500, $5000 CASH.

No. 242. Very fine 8-room house and large cement garage, located in the heart of Irvington, fully modern to the minute. Call for appointment.

JEFFERSON HIGH.

No. 246. 7 rooms, bath, toilet, lavatory, cement basement, electric lights, gas, 3-foot walls, cement basements; price $2850, $450 cash, balance to suit.

ROSE CITY.

No. 145. Fine 5-room bungalow, modern to the minute, sleeping porch and good garage, beautiful hardwood floors, fine built-in features and a breakfast nook; price only $6500, $2000 cash, balance to suit.
LAWYERS TITLE & TRUST COMPANY,
285 Stark Street, near Fourth.

MARSHALL 1898.

$4500—$4500—$4500.
$4500—$4500—$4500.
OWNER LOSING HEAVILY.
NEW—NEW—NEW—NEW.
ONLY $500 CASH.
ONLY $500 CASH.
6-ROOM ARTISTIC BUNGALOW.
Full floored attic, hardwood floors, fireplace, mirror doors, beautiful Dutch kitchen and other built-ins, best cement basement you ever saw, enamel plumbing, double constructed, 50x100, paved sts., liens all paid. Now vacant; move right in. You can't do better. Block to good car.
G. C. GOLDENBERG,
Abington Bldg. Main 4803.

$4200—BEAUTIFUL IRV. PK.
6 r artistic bungalow just nearing completion; you pay owner's wages only; working to keep employed; has all conv. Just like $6500 bungalow.
FIREPLACE, BUFFET,
CEMENT BASEMENT, FULL ATTIC.
YOU'LL BE SURPRISED.
TERMS—MAIN 4803.
G. C. GOLDENBERG,
Abington Bldg. 106½ 3d.

IRVINGTON.

6 large rooms and reception hall, ivory and white enamel, hardwood floors, extra fine closets, latest electric fixtures, furnace, water heater, 2 fireplaces, garage, 12x18; cement floor and drive; lot 50x120, fruits, asparagus, flowers, all in condition; $6500, $1000 cash and payments. For showing, telephone owner, East 2473.

BUNGALOW—BUNGALOW.
BUNGALOW.

Owner will sell classy 6-room bungalow at a sacrifice. This place was built four years ago by a builder for his home and it will be a waste of time to tell you that it is WELL BUILT now. If you want something nice as well as cheap, call Tabor 4384. Price will be very attractive.

$3250.
NEAR LAURELHURST PARK—$3250
Five-room story and half bungalow, good garage with cement floor and runway. Total price $4200, $1200 down, balance easy terms. Do not overlook the down payment of only $1200.

TO EXCHANGE—REAL ESTATE.

HEADQUARTERS FOR EXCHANGES.
1 lot in Vancouver, B. C., for lot in Portland.
40 lots in Tacoma, Wash., clear of incumbrance, for lots in Portland or a Portland home.
40 acres clear of incumbrance for equity in house and automobile.
$2000 equity in good house and lot for grocery stock with living room. See
BROWN & BIDDLE,
324 Railway Exchange Bldg.

EXCHANGE OFFICE.
DEALING AND SPECULATING GENERALLY
MEAN ACCUMULATING.
Vacant lots one of our specialties. Possibly I can arrange to better your financial position.
A. GORDON ROSS,
INTERSTATE INVESTMENT CO.,
Broadway 4751. 410 Henry Bldg.

I HAVE A 5-ACRE ORCHARD at Dufur, Or., that cost me $2400. I will trade even up for a Portland home and lot or acreage near Portland. May pay some difference. This is a first-class orchard and should bring an income of $1500 a year if properly handled. Phone me, Main 6550, evenings Woodlawn 1948, or call 208 Chamber of Commerce bldg.

EXCHANGE.

10 acres highly improved, on Oregon Electric; station 1 mile; 6-room house, barn, chicken house, etc.; trade on 5 or 6-room modern bungalow in good district. 100x100 ft. and paved streets, up to $5000. See Mr. Smith.
INTERSTATE INVESTMENT CO.
410 Henry Building. Broadway 4751.

WANTS BUSINESS PROPERTY.

We have to exchange for good business property in Portland one of finest farms in the state; good improvements and stocked and equipped. Price $100,000. Owner will assume.
LUEDDEMANN COMPANY,
913 Chamber of Commerce.

TO TRADE for Portland house and lot, 22½ acres in Lane Co., 3 miles from Oakridge and about 50 miles from Eugene; 6 acres cleared, good 4-room house, concreted spring, small barn; value of place $1500. Box 291, Carlton, Oregon.

AUTO AS FIRST PAYMENT.

1918 Maxwell Sedan, in first-class condition, good tires, good tires. Price $1200; will exchange for first payment on Portland residence up to $5000. See Mr. Stephens. Fred W. German Co., 732 Cham. of Com.

$42,500 TAKES 50-acre 8-year-old apple orchard, 2400 trees, adjoining Boyd and Dufur Orchard Co. 4000-acre orchard; prefer Minnesota or Illinois property. John C. Larson, general delivery, Portland, Or.

FOR SALE or trade, 5 lots with good houses in good valley town. Portland property wanted in exchange deal. Describe property and write H. J. Richter, Amity, Or.

17½ ACRES unimproved, near Sandy blvd., 1 mile from Park Rose, value $10,500; will exchange for good Portland residence. See owner, 3060 Platt bldg.

SNAPS.

I will trade my two lots for Dodge or Ford car. What have you? Ask for Krieger at 620 Buffalo bldg.

HAVE 2 clear lots, $1000 cash, to exchange for 5-room modern bungalow not over $3000. 355 Ivy st.

A FAMILY FLAT, $130 month income, clear, cash price $10,000; exchange for cars. 426 Lumbermens bldg.

MODERN Portland home to trade for good land or going farm. Johnson, 248 Stark st. Main 5429.

320-ACRE Canadian farm; adjoins town; will consider exchange. See or write owner, 426 Lumbermens bldg.

WILL exchange my equity in Portland home, six rooms, modern, for close-in acreage. Phone Woodlawn 1147.

TO EXCHANGE—MISCELLANEOUS.

WANTED—Garage, machinery and equipment for interest in incorporated company, or will take in on trade for young bearing orchard, improved, in Payette valley. Address box AV 528, Oregonian.

WILL exchange equity in good residence lot for carpenter work. Sellwood 5182.

WANTED—REAL ESTATE.

WANT vacant lot in good residential district, near school, not to exceed $1000 as payment down on 20 acres unimproved on country road, 12 miles from heart of Portland, 1 mile from hard-surfaced highway, 2¾ miles north of Vancouver; land lays good; finest of deep soil, no rock; value of 20 acres, $3000; terms on balance. See Calef, 68 5th st., Portland.

WANT respective party in good district to value of $4000 as payment down on 40 acres of Willamette river bottom land in cultivation; only 1 mile from high school of good town 25 miles from Portland, Or.; hard-surfaced road all but 1 mile to Portland; value $200 per acre.

WANTED—Vacant resident sight, not less than 2 lots in good district; value not to exceed $2000; or modern bungalow not to exceed $5000, as part pay on 320 acres wheat land in Walla Walla county; value $25 per acre; 7 per cent balance.
H. A. CALEF,
68 5th st., Portland, Or.

THINK! 138 HOME PROPERTIES SOLD IN SEPTEMBER.

138 home properties sold in September, 990 to date this year. IS YOUR HOME FOR SALE? IT'S SOLD IF LISTED WITH US! We spend many thousands of dollars advertising and are in touch with the MAJORITY OF REAL HOME BUYERS. Your property inspected and photograph it within 24 hours after listed; 25 experienced salesmen with autos to work on sale. Call or write.
FRANK L. McGUIRE,
Largest Home Seller on the Pacific Coast.
To Sell Your Home.
Abington Bldg. Main 1068.

WANTED AT ONCE.

Have client for home in Rose City or other good district; will pay up to $5500 for 5 or 6-room bungalow; $2000 cash and balance by payment; must be able to give quick possession. Call Main 802 and we will inspect at once.
GEO. T. MOORE CO., 1007 Yeon bldg.

WANTED—SMALL HOUSES.

Have real buyers for houses and shacks from $1200 to $2500. If you have such I can sell them at once. Owners only. Phone Marshall 829 and I will call and see you.
F. L. BLANCHARD,
401-2 Swetland bldg.

WANTED AT ONCE.

We have several clients who want 3 and 4-room houses with bath, located close in, from $1200 to $2500. Will consider rundown property if priced right. Call Main 802. We mean business.
GEO. T. MOORE CO., 1007 Yeon bldg.

WEST SIDE houses wanted; have many buyers for same; if your property is for sale, call and see the man who makes a specialty of selling west side property. John Singer, 420 Chamber of Commerce bldg. Main 9478.

BUILD NOW!

If you own a lot we will secure the money and build for you. Terms like rent. Call and see us.
BUILDERS' REALTY EXCHANGE,
621 Morgan bldg. Main 2035.

STRICTLY modern Irvington residence for customer with the cash. Must be bargain.
PINDEXTER, 208 Selling Bldg.
Main 1806. Residence, East 6771.

Farms Wanted.

WANTED.

20 to 25 acres on paved highway, must have good house with bath, water and basement; good buildings. Main one-mile right. Have customer waiting with cash. Must have quick action. Also want 5 to 10 acres close in, must be level.
METZGER-PARKER CO.,
269 Oak st. Bdwy. 5355.

WANTED — Wheat farms, valley farms, acreage. Claude Cole, 426 Lumbermen's bldg.

WANT going farm or orchard, Hood River district, have client with modern 6-room bungalow to trade. B 121, Oregonian.

Wanted to Rent—Farms.

WANTED TO RENT.

Have client wanting about 100 acres, with about 60 acres under plow; cash rent.

Have client with $500, wants up to 50 acres, partly under plow; will buy some personal property; cash rent.

Have client wanting dairy ranch close to Portland; cash rent.

Have 3 parties that want to lease with option of buying, 40 to 100 acres, stocked and equipped.

Have 2 parties want places on shares.

RITTER, LOWE & CO.,
201-3-5-7 Board of Trade Bldg.

WE HAVE several parties wishing to rent farms with personal property. Can get quick action.
STEWART & BUCK,
315 Northwestern Bank Bldg.

WANTED—To rent 10 to 20 acres close to Portland by experienced farmer. Answer Paul H., Broadway hotel.

FOR RENT—FARMS.

20 MILES from Portland, 1020 acres, fenced and cross-fenced with woven wire; watered well with spring; 100 acres cultivated; new house, 2 barns. See owner at Hotel Seward.

ORCHARD and farm land, containing 400 apple trees ten years old and 200 pear trees; good buildings and water. Apply P. O. box 97, Portland.

65 ACRES, all in cultivation, modern house and barn, renter must buy the equipment. AV 533, Oregonian.

TIMBER LANDS.

$800—40 acres, Lane Co., Blue River district. Main 2-97.

FOR SALE.
Horses, Vehicles, Livestock.

FINE pair draft horses, 7 years old, just in from the country, weight 4100; can be seen working 1 blk from Portland Flour mill or nights at barn at N. 206 Rutxell st. McCormack's team.

STOCK FOR SALE.

Bred heifer, 20 mo. old; one plow, 12-in.; one cultivator, one-horse corn planter and 2-H. harness. J. Wyttenberg, Jennings Lodge.

TEAM—One gray, 9 years old, 1650 lbs., one bay, 7 years, 1650. Good loggers or any heavy work. Will show them. Address City, Route A, Box 482, Base Line road.

WANTED—Young, blocky, well mated good working team for farming, weighing 2800 to 3000 lbs.; no blemishes. Must be reasonable for cash. No dealers. Also good farm wagon. Main 8179.

WANTED — Young blocky team, well mated, weighing 2800 to 3000 lbs., no blemishes; also good farm wagon, reasonable. Cash. Main 8179. Private party only.

8 HEAD of good plug horses, weight from 1100 to 1600 pounds; price from $25 to $85. Call at 990 Powell Valley road, corner 34th and Woodstock car.

WILL trade late 1918 Chevrolet in good condition for livestock or farm tools. Call at 990 Powell Valley road. Phone Sellwood 717.

HORSES pastured, abundance of feed and water; near Portland; $4 per head per month; no responsibility assumed. See Frank L. Smith, 228 Alder st.

FOR SALE—At barn, E. 6th and Ivon sts., 11 registered Shropshire ram lambs, $25 each. Holman Field Co., 94 5th st.

FOR SALE or trade for milch cows, young team and new harness, first-class outfit. Woodlawn 4219.

FIVE full-blooded calves, 2 Holstein, one Jersey; heifer, 2 Holstein bulls one week old. Phone Marshall 3976.

1919 FORD roadster in good shape for sale cheap or trade for cows. Call at 990 Powell Valley road. Phone Sellwood 717.

DEAD horses and cattle hauled away free. Phone Milwaukie 69-J for service.

DEAD horses taken quickly; cash for dead cows. Tabor 4203.

FOR SALE—Horse, wagon, harness. Phone Columbia 541.

VETERINARIAN.
DR. HOWE. TABOR 6566.

FOR SALE—Fine Jersey cow, 5½ years old, Marshall 1582.

7 YOUNG fresh cows from 3 to 7 gal. day. 968 East 32d, Powell st.

Pianos, Organs and Musical Instruments.

PIANO BARGAINS.

Every USED PIANO at a price you cannot compare elsewhere. Shop around, then see our PIANO BARGAINS. Guarantees, Terms.
DECKER BROS., a snap $235
FISHER, good practice piano 175
KINGSBURY, a real bargain 225
SINGER, plain mahogany 285
BOLLERMAN, oak case 250
WERSER, large cabinet grand 275
SMITH & BARNES, plain oak 225
HINZE, almost new 275
HALLET & DAVIS, big bargain 250
AND OTHERS, REE' PIANOS
SEIBERLING-LUCAS MUSIC CO.,
125 Fourth St.
Bet. WASHINGTON and ALDER STS.

USED TALKING MACHINES
At Unusually Low Prices.
All Sold in Good Condition.
Small machines, 6 records $15.00
Small Victor, 6 records $20.00
Small Columbia, 6 records $25.00
Small Victor, 6 records $35.00
Edison cabinet, 12 records $35.00
Enola cabinet, 12 records $60.00
Sterling cabinet, 12 records $65.00
Victor cabinet, 19 records $100.00
Columbia cabinet, 10 records $110.00
Columbia cabinet, 12 records $120.00
$5 to $10 cash; $3 to $7 monthly.
SCHWAN PIANO CO.,
107 Third, near Morrison.
Open Saturday Evenings.

SECURITY STORAGE CO. CLOSING OUT.
Bradbury square grand piano ..... $ 95
$1000 Fischer upright piano, cash 185
Parlor organs ..... $28, $35, $38 and 48
$900 Pianola player piano and music 395
$1250 player piano and music 495
$475 Star Piano Co., oak upright 240
$900 Steinway & Sons, upright 290
2 small upright pianos, each 75
Pianos bought and sold for cash only.
Pianos stored for 75c per month.
103 10th, near Morrison.

USED PIANO BARGAINS—Sherman-Clay piano, upright, $250; Holmes & Son, 88-note, player, modern, mahogany, $500. Wheelock, upright, large size, $250. Several good used organs, $10, $20, $35. Kohler hall piano, fine condition, $550. Lipman, Wolfe Co., 5th floor.

FINE PIANOS, $125 TO $300.

Easy terms. Story & Clark, Wagner, Cable, Wellington, E. Gabler, J. Kimballs, Pianolas. You can't do better. 312 Worcester bldg.

SPOT CASH PAID FOR
PHONOGRAPHS AND RECORDS.
MUSIC ROLLS.
NEWMAN'S EXCHANGE,
MAIN 4495. TABOR 6798. 128 FIRST

KIMBALL make Piano, PLAIN OAK case, good as new, $275; terms given. Seiberling-Lucas Music Co., 125 4th st., bet. Washington and Alder sts.

WILL sell cheap to party taking over contract; or trade for anything of value, my $300 equity in Portland piano, good as new. Address N. P. Mufford, Y. M. C. A., 6th and Taylor.

LOOK here, if your piano needs tuning, repairing, regulating or cleaning, call O. C. Thompson. Broadway 2420. Terms, 50c. 501 Harrison st. All work guaranteed.

BUSH & LANE 88-note player, beautiful mahogany case, 24 rolls of music, bench; less than 3 months old; will sell for $700 on easy terms. S. 44, Oregonian.

WILL take your old piano for new talking machine and records; even trade or will pay cash difference. Schwan Piano Co., 101 10th., cor. Stark.

WANTED TO RENT—Piano for private use. Apply at Pacific Dyneshine Co., 53 4th st., or phone Mrs. J. Wm. Carroll, Marshall 94.

PIANOS WANTED—Highest CASH paid or TRADE FOR NEW VICTROLA and records. Seiberling-Lucas Music Co., 125-127 4th st. Main 8586.

SILVER plated Holton special slide trombone and Hamilton music stand with case, in first-class condition, $40. 744 E. 19th st. Sunnyside 1984 Rhone.

FOR RENT—Cabinet grafonola, late music. Empire Transfer, 254 Broadway. Bdwy. 135.

FOR SALE—Fine violin and music stand. 53 Floral ave. Phone Tabor 3567 after 7 P. M.

$550 WELLINGTON mahogany upright piano for $275 cash. No dealers. Main 5653.

EXCHANGE the player rolls you are tired of, 10c per roll. Harold S. Gilbert, 384 Yamhill st.

FISHER, plain case, good practice instrument, $175; terms given. SEIBERLING-LUCAS MUSIC CO., 125 4th st.

FOR SALE—Upright Werner piano, $150; an heirloom; only. Call before Saturday. 217 Cook ave.

HALLET & DAVIS, $250. This is a real bargain. TERMS given. SEIBERLING-LUCAS MUSIC CO., 125 4th st.

2 GENUINE Kimball pianos, $175 for one, $200 other; easy terms. 312 Worcester building.

WANTED—Piano from private owner for cash. Main 6064 before 5:30.

ORGANS, $20 and up. SEE THEM. SEIBERLING-LUCAS MUSIC CO., 125 4th st.

PIANO WANTED for beginner; pay cash from private parties. Marshall 1582.

WANTED—Used piano with nice tone; pay cash at once. Marshall 3709.

USED PIANO BARGAINS—Sherman-Clay piano, upright, $250; Holmes & Son, 88-note, player, modern, mahogany, $500. Wheelock, upright, large size, $250. Several good used organs, $10, $20, $35. Kohler hall piano, fine condition, $550. Lipman, Wolfe Co., 5th floor.

Launches and Boats.

PRIVATE SALE at 490 Mill st., folding bed with mirror, wood range, two gas stoves, one gas heater, two bookcases, Brussels carpet. Inquire between 9 and 11 A. M., 490 Mill.

FOR SALE—Oak dining set, rocker, bed and mattress, velvet portieres, breakfast table, center table. Phone Woodlawn 1139.

FUMED oak dining table, 6 chairs, buffet, Columbia cabinet phonograph, davenport, 2 rockers, 2 rugs, 3 ivory bedroom set, etc. 187 E. 13th st., apt. 1.

COLUMBIA Graphonola in perfect condition, $18; also green Wilton rug, 9x12, $30. East 1276.

FOR SALE—Iron bed, springs and mattress complete, $4.75. Call at 301 Hawthorne ave., corner of E. Water.

FURNITURE of 6 rooms, $400; rent $25, walking distance. Call from 3 to 7. 543 East Everett st.

4-TABLACK (Stayblack), the greatest heat-resisting stove polish in existence; 25c bottle. Crown Furniture Co., 209 First.

LIBRARY table, dining table, chairs, dishes, etc., for sale cheap; 3-rm. flat for rent; no agents. Phone E. 1897.

OAK dining table for sale, old English finish; 3 chairs and one high chair, cheap. Call East 4242.

RANGE—Wood or coal, bargain; bed spring, new oil stove. 2505 E. 62d st. S. E.