

BELIEVE ME NOW, WILL YOU?

Before there was a school, or a university, or a boulevard, or a carline, or a railroad, or a store, or any thing but a few woodcutters on the Peninsula, I told you that some day there would be a great city between the rivers. You could not be made to believe me. One need not to have been born with the gift of prophecy to have foreseen this result. Study the picture.

BELIEVE ME NOW

One need not be born with the gift of prophecy to foresee that lots centrally located at University Park and Portsmouth will, within 20 years, sell for \$1000 per front foot. Study the picture.

UNIVERSITY PARK

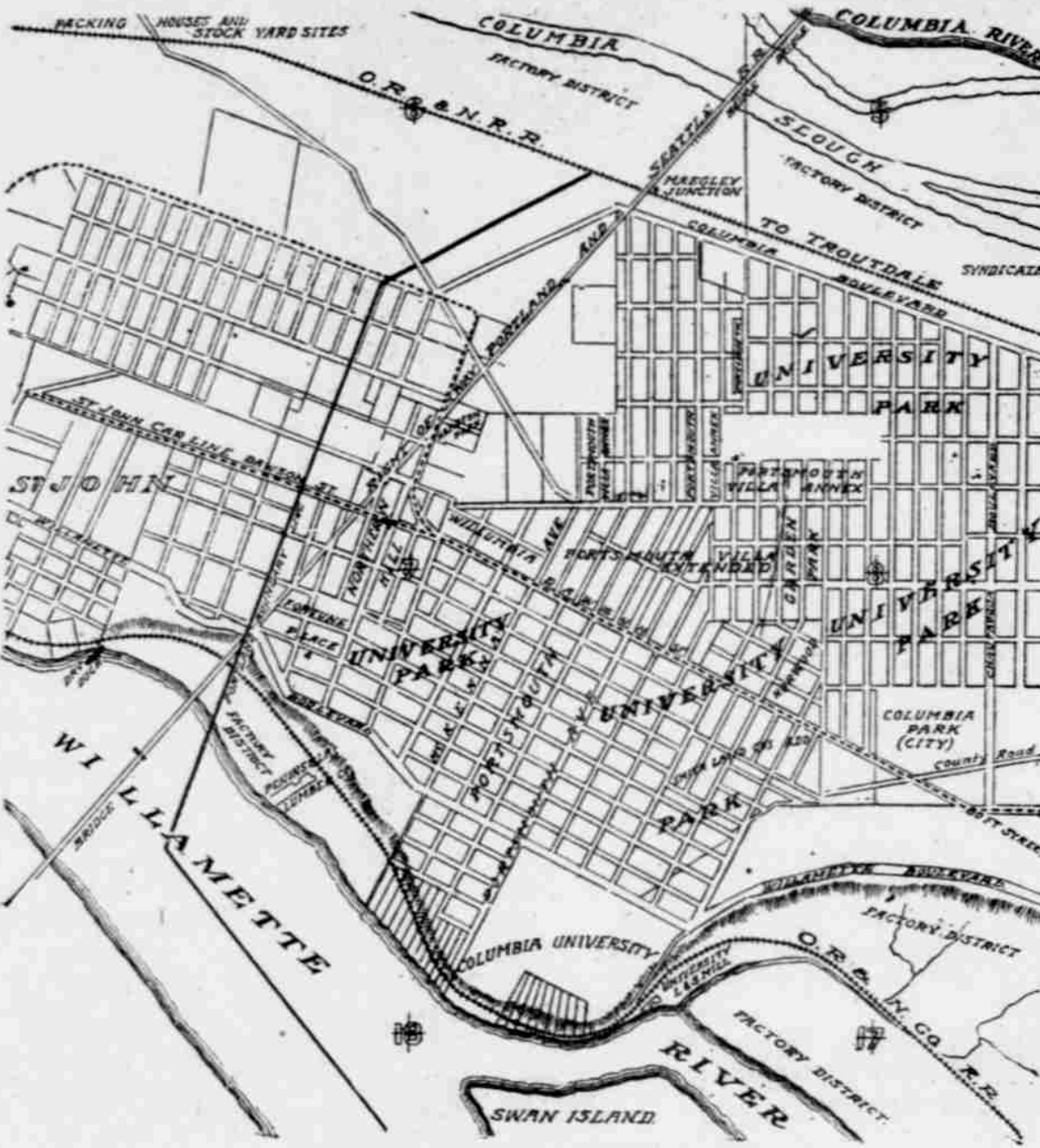
University Park is the center of the Peninsula. See the railroad on the north; see the railroad on the south; see the railroad on the west, see the electric line through the center; see the factory district on the north; see the factory district on the south; see the factory district on the west; see the location of Columbia University; see the location of Columbia Park (owned by the city); see the location of the boulevards—north, south, east and central; the location of the drydock, mills, factories and stockyards. The better class engaged at the packing-houses will seek their homes at University Park, where odors will not reach. Study the picture.

ELEVATION

University Park lies from 150 to 160 feet above high water in the rivers. It has perfect drainage in a gentle slope toward the rivers. It is absolutely without hill, hollow or gulch. Every lot in University Park is suitable for a residence without grading or filling.

UNIVERSITY AND SCHOOLS

University Park lies within the boundaries of the City of Portland, and has all the advantages of the public schools. The poorest laborer can give his sons a college education at University Park. After his children complete the public school grades they can enter the university. Study the picture.



WATER AND SCENERY

University Park has the far-famed Bull Run water from the snow line of Mount Hood. It has an unexcelled view of Mount Hood, Mount Adams, Mount St. Helens, Mount Rainier, and a grand sweep of 200 miles of the Cascades and Coast Ranges of mountains.

PRICES OF LOTS

You can buy lots at University Park with all its advantages and prospects for less money than you would have to pay in a place of similar population 100 miles from railroad. University Park has upward of 2500 population and yet you can get lots for \$200 to \$350 each, centrally located. This condition cannot be held down much longer.

We have purposely kept the brakes on to prevent wild-cat speculation. Normal conditions demand higher prices. Prices will be advanced \$25 per lot April 1.

TERMS

We require one-tenth in cash, balance \$5 monthly. No interest on deferred payments, if paid on or before due.

Francis I. McKenna

Corner of Dawson and Fisk Streets

AGENT ON THE GROUND

PHONE EAST 5875

DEMAND FOR REALTY GROWS

No Lessening of the Activity in All Parts of Portland Is Shown.

SOME OF THE LATER SALES

In All Quarters of the City New Buildings Are Going Up, and the Transfers Keep Pace With Improvements.

Following on many smaller sales of realty during the week, the Almsworth estate sold the quarter-block at the southeast corner of Fourth and Pine streets yesterday for from \$100,000 to \$110,000. The name of the purchaser has been carefully withheld, but it is known that it is a local capitalist who will erect upon it a substantial building. It was rumored yesterday that the United Railways Company was behind the deal, but it is positively known that this is not the case. That company had an option on the property at one time, but is in no way connected with the present transaction.

This property is a very desirable piece, being in the same block with the Chamber of Commerce, and in a part of the city which is rapidly rising in value. A short time ago this tract could have been secured for a much smaller consideration.

Sales Near Proposed Depot.

There has been a brisk movement during the week of property in the vicinity of the blocks upon which it is understood the Northern Pacific and Great Northern may establish a passenger depot and terminal yards. Several sales have been made in this district, and others are now under way. Details of these sales have been withheld for the present, but the considerations are understood to be considerably above the amounts for which the properties would have sold a few months ago.

C. K. Henry has closed three of these deals. The quarter-block at the southwest corner of Eleventh and Gilsan streets, owned by E. C. Strickland, of Spokane Falls, is one of the pieces which changed hands. A quarter-block at the southeast corner of Twelfth and Gilsan streets was also sold. It belonged to Rev. G. W. Van Waters. The third piece is at the northwest corner of Twelfth and Flanders streets. The owner was John S. Baker, of Tacoma. Different purchasers were connected with each of the three transactions.

Activity on Gilsan.

Another sale on Gilsan street is that of the Depot Hotel at the southeast corner of the intersection with Seventh street. The hotel is four stories high and has 100 feet frontage upon Gilsan and 50 feet on Seventh. The price was \$23,000. E. J. Daly and Hartman, Thompson & Powers were the agents.

Between Second and Third on Gilsan, John Kiernan sold three and a half lots earlier in the week. The price was \$12,000. The new owner, whose name has not been made public, will make extensive improvements. The interest in land upon the Peninsula

which was awakened by the purchase of large tracts by the Swifts, Weyerhaeusers and other big concerns, goes on unabated. Yesterday C. K. Henry sold 45 acres in this district to an investor whose name is not announced. The land adjoins the whole tract, and lies southeast of the acreage purchased by Swift & Co.

Tract Near Linnton Bought.

E. L. Thompson, of the firm of Hartman, Thompson & Powers, has just purchased a fine tract of 181 acres one mile north of Linnton. The land was bought in separate purchases from 12 different owners. A portion of it will be laid out by Mr. Thompson for a country home. The part selected is an excellent location for a residence, being about 200 feet above the river and affording an excellent view of all the snow-capped peaks. The remainder of the tract is purchased as an investment, and the new owner does not know to what purposes it will be put. There is considerable water frontage, and this portion of the tract will be of considerable value for commercial purposes.

Last Monday the Union Stockyards Company, which recently sold its land near the terminal yards to E. E. Lytle, bought 200 acres of the Maesly land in the central district of the Peninsula. This is regarded as one of the most important purchases which has been made in the local field for some time, as it assures the founding of an industrial center in connection with the packing plants upon the Maesly Junction, the intersection of the O. R. & N. and Portland & Seattle tracks, and therefore is in a strategic position so far as transportation facilities are concerned.

Peninsula Is Favored.

Every large deal which has come to light recently gives added assurance of the activity which will ensue during the coming months. With the assurance that prospecting firms will locate on the Peninsula, and great manufacturing concerns on the site of the Lewis and Clark

Exposition grounds, as announced elsewhere in this issue of The Oregonian, everything is encouraging to the realty men. One of the largest sales of the week south of Washington street was the transfer to E. M. Lombard of a quarter-block at the northwest corner of Fourth and Salmon streets. It was bought from George T. Myers for \$50,000. It is occupied by several old buildings and will probably be improved.

East Side Sale.

Aaron Whitmer yesterday sold a quarter-block at the southeast corner of East Sixth and East Morrison streets to William R. Reardon, for \$15,000. Joseph Healy made the sale. The property is practically unimproved. Mr. Healy also sold a three-story frame building at the northeast corner of East Sixth and East Morrison for \$15,000. The owners were Clark Taber and James H. Hilliard, who purchased it a short time ago for \$10,000. Mrs. Mollie Stanford is the present buyer. J. Breigebeder has just sold a fractional lot on the east side of Twentieth street, between Washington and Everett, to the Connecticut man for \$500. The agent, F. O. Northrup, also sold a fractional lot on the north side of Montgomery street, between Seventh and Park, at a double figure. It is occupied by a double flat owned by S. C. Catching. Charles Pfeiffer, of Albany, is the new owner.

Improvement of Stores.

Besides the many new buildings that are going up in the business district of the city, there is evidence of considerable improving of the present stores which is making the appearance of the various structures along the main streets more attractive. The remodeling of the LaFayette building at Sixth and Washington streets is about completed and the

store fronts and general appearance of the building is much improved. The design, which is along the line of Spanish architecture, is something new in Portland. The corner of this building is to be occupied by the Oregon Savings Bank, at present in the Marquam building.

New Cigar Stores.

The large new cigar stores which are soon to be in operation will help the appearance of the business district. When they are completed Portland will have four of the largest and most magnificently finished cigar stores in the West. The United Cigar Stores Company will make its headquarters in the Washington streets. Another bank which is undergoing changes is the United States National. The space occupied by this bank is being doubled and new and attractive furnishings added.

Forms N. H. Bird Club.

Temporary organization of an N. H. Bird Republican Club formed the basis for an enthusiastic gathering in Unity Hall last night, which elected Y. A. L. Barber temporary chairman and A. L. Haseler, temporary secretary. The object of the organization is to further the interests of Mr. Bird in his candidacy for Sheriff, and in this effort the organizers of the idea claim unequal-

led success, more than 100 being present last night. Another meeting will be held in the same place next Saturday night, when permanent organization will be perfected.

READ ON FOR MORE NEWS

In counting up the many beautiful residences and business buildings, the M. J. Walsh Co. say they are furnishing 11 out of every 12 of them with some beautiful gas and electric chandeliers, bath-room, floor and wall tiling. Builders will do well to investigate before purchasing. Electric and gas work of all kinds promptly attended to. See them at their salesrooms, 311 Stark between Fifth and Sixth, or phone Main 82.

Forms N. H. Bird Club.

Temporary organization of an N. H. Bird Republican Club formed the basis for an enthusiastic gathering in Unity Hall last night, which elected Y. A. L. Barber temporary chairman and A. L. Haseler, temporary secretary. The object of the organization is to further the interests of Mr. Bird in his candidacy for Sheriff, and in this effort the organizers of the idea claim unequal-

DAILY METEOROLOGICAL REPORT.

PORTLAND, March 24.—Maximum temperature, 61 deg.; minimum, 46. River rising at 8 A. M., 4.8 feet; change in past 24 hours, rise of 0.8 of a foot. Total precipitation, 3 P. M. to 5 P. M., trace; total since September 1, 1905, 20.82 inches; normal, 46.92 inches; deficiency, 10.10 inches. Total sunshine March 23, 1906, 45 minutes; possible, 12 hours and 19 minutes.

WEATHER CONDITIONS.

With the exception of the district along the Washington coast, the rains have ceased in the Pacific Northwest and generally fair weather is reported this evening throughout Oregon, Washington and Idaho. The temperature has risen generally in the North Pacific States except in extreme Southern Idaho and in Northeastern Washington. The indications this evening point to generally fair weather in this district Sunday, except along the Washington coast, where showers will likely continue.

WEATHER FORECASTS.

Forecasts made at Portland for 25 hours ending at midnight, March 25:

PACIFIC COAST WEATHER.

STATIONS	Temperature	Wind	Clouds
Baker City	48.00	4 W	Clear
Bismarck	32.00	20 SE	Cloudy
Boise	32.00	4 N	Clear
Helena	36.00	4 E	Clear
Kamiah	30.00	4 W	Clear
North Bend	52.00	8 SE	Clear
Portland	46.00	12 SE	Clear
Red Bluff	44.00	4 W	Clear
Spokane	32.00	4 NW	Cloudy
Salt Lake City	38.00	11 N	Cloudy
San Francisco	52.00	8 S	Cloudy
Spokane	48.00	12 W	Cloudy
Seattle	46.00	4 SW	Clear
Wallis Wells	30.00	24 SE	Clear

NEW TODAY.

FOR SALE—THIRD-ST. WELL-IMPROVED property, net income 10 per cent on investment; well located and sure to rapidly increase in value; this buy should be taken up within 24 hours. M. G. Griffin, 286 Stark st.

FOR SALE—MODERN BRICK BUILDING, 1-block, best central location; rents about \$20,000 per annum; this is the best buy today in the Portland market. Particulars to bona fide intending purchasers. M. G. Griffin, 286 Stark st.

OLD GOLD, JEWELRY BOUGHT, MADE over, exchanged; diamonds, precious stones, lease and mounted; watches, jewelry, repaired. Uncle Myers, Jeweler, 143 1/2 Alder.

\$100,000 TO INVEST IN INSIDE PORTLAND real estate by outside capital; principals only; send description and lowest cash prices or no answer. P. D. Ursprung.

FOR SALE—LOTS 695128, IN HEART OF ST. Johns, with 4-room cottages on each; price \$1000 each, on terms. Apply to Edward H. Simmons & Co., 304 Dekum bldg.

FURNISHED HOUSES—SIX AND SEVEN-room furnished houses for rent or furniture for sale. Apply to Edward H. Simmons & Co., 304 Dekum bldg.

SAN FRANCISCO EXAMINER, CHRONICLE or Call, daily and Sunday, delivered at your place for 15 cents per month. Phone Main 3302.

FOR SALE—ONE OF BEST BUSINESS LOTS in St. Johns, price, \$4500. Apply to Edward H. Simmons & Co., 304 Dekum bldg.

Mortgage Loans 5%, Upwards Real Estate—City and Farm. Insurance in All Lines. A. H. BIRELL, 222-3 McKay bldg., Third and Stark sts.

FOR SALE New modern 3-room house, corner 15th and Belmont sts.; easy terms. Inquire on premises or 107 6th st.

PORTLAND TRUNK CO. 25x100 Front Street. Between Alder and Morrison. \$16,000.00 For a Few Days Only. EDWARDS, HARRIS, LAMONT REALTY CO., 167 1/2 Sixth Street.

LINNTON ROAD Quarter block, 10x100, on northwest corner for sale. J. D. Wilcox, 107 Sherbock block. GEORGE BLACK, PUBLIC ACCOUNTANT, 23 Worcester Building, Phone Pacific 161.

HANDSOME NEW HOME IN SUNNYSIDE ADDITION



RESIDENCE OF MR. AND MRS. N. HODGSON. One of the handsome new homes in Sunnyside Addition is that of Mr. and Mrs. N. Hodgson, the well-known musicians, erected at a cost of \$6000 at 3900 East Main street. D. L. Williams is the architect. The house has nine rooms, and stands on a 300-foot lot. A large Colonial porch runs along the front and one side, while the roof is in the Swiss style.

Transfers for Week.

March 19	\$126,135
March 20	70,756
March 21	75,427
March 22	100,000
March 23	30,783
March 24	69,872
Total	\$481,971

Permits for Week.

March 19	\$18,500
March 20	5,825
March 21	21,159
March 22	5,273
March 23	17,109
March 24	3,465
Total	\$71,931

Accused of Annoying Children.

Henry Ray, who, the police insist, is as bad as his namesake, Archie, used to be in his palmy days, was taken into custody on Washington street last night by Policeman Bales, charged with following small girls about the street "making faces" at them. Ray was seen by many

POPULAR PEASE PIANOS

ESTABLISHED 1845 And the forty-five other worthy American makes, are sold only by

Eilers Piano House

Portland, Spokane, Boise, San Francisco, Stockton, Oakland, and All Other Important Points.

The Earth United States Oregon Portland Vernon

THE first thing you want to do is to get on the Earth, next, locate in the United States, then go straight to Oregon, then if you want to live in a city, don't stop until you are in Portland, then if you want to build a home go out and buy one or two of those beautiful lots in

VERNON

MORE lots being sold and more homes being built in Vernon than in any other part of the city. If you don't think so go out and look the site over. Lots from \$90 up; terms 5 per cent cash and 2 1/2 per cent per month.

MOORE Investment Company,

151 1/2 SIXTH ST. Telephone Main 16