REALTY IS ACTIVE DESPITE WEATHER

February Opens With Notable Sales and New Building Projects.

DEMAND GROWS STRONGER

Outlook Good for Even More Remarkable Activity During Coming Spring and Summer Months. Progress of Building.

Notable real estate transactions and/ new building projects have come to light with encouraging frequency during the been in the medium class, but they have been numerous and have included some stances of large and rapid increases in values. The building projects which have come to light have also been important and give further evidence of the unusual tivity that is certain to be seen during the coming Spring and Summer.

That things should be so brisk in the local realty and building world is some what surprising at the present time. The past few weeks have included the most unfavorable period of Winter weather that Portland has experienced for years. It is also a fact that no other department of business is so easily affected by bad weather or other depressing influences as the real estate market. Yet in spite of the unusual snows, freezes and 'silver thaws," operations continue without abatement.

The only conclusion to be drawn is great that it would take more than ordinarily inauspicious, circumstances to cause a lull. There is so much money seeking investment in this city that unfavorable circumstances have little effect Jupon the buying and selling. Such a J condition assures an exceptionally large volume of business during the next few months.

Among the important building permits taken out during the week was one for the construction of the Mason, Ehrman & Co.'s building at the southeast corner J of Fifth and Everett streets. It will be

of Fifth and Everett streets. It will be seven stories in height and is to cost 200,000. The foundation has already been laid for the structure, which is to cover a quarter block. The plans have been prepared by Whidden & Lewis. It is expected that the building will be ready for occupancy by September 1.

A permit was also issued yesterday for the new building of the Troy Laundry Company. It is a two-story brick and is to be erected on Flanders street, between Eighth and Ninth. Another large permit just issued is for the Methodist Episcopal Church South at Union avenue and Multinomah street. It will be a splenand Multnomah street. It will be a splen-did structure of stone, costing \$50,000.

Prospects for February.

With the exception of the church, these permits were all issued during the open-ing days of February and therefore are not included in the January building per-mits, which were far in excess of the figures for January of last year. It is evident that with so good a start the February totals are also going to run high. Among other large permits that will be issued during the next few days will be those for the new freight sheds of the Portland & Seattle Railroad Company. These two buildings, 50x950 feet sach, will stand on both sides of Eleventh street, extending from Lovejoy to Hoyt. The cost will be about \$160,000. Plans for the sheds have been filed with Building Inspector Spencer, who has delayed issuing the permits until he can review the specifications. The sheds are to be of conjent and steel and will be the most indern structures of their kind in the

Northwest. the proposed office block of the Board of Trade Building Association have been served with notice to vacate. This means the beginning of another fine structure

has been decided that only six stories of the Friede building will be erected im-mediately, but the walls will be construc-ed with aufficient strength to bear four

The contract has been let for the excavation for the six-story building to be erected by S. Morton Cohn at the forthwest corner of Eleventh and Washington streets. The construction Washington streets. of the Lamson building on the adjoin-ing quarter-block will proceed simul-taneously, although the latter structure has not been started. The permit diss already been issued for the three-story Baker building at Eleventh and Washington streets, the foundation for

which is nearing completion.

The largest single transaction of the week was the sale of the lot at the southwest corner of Fourteenth and Washington streets by George F Rogers, of Salem, to Emanuel May for \$70,000. This holding, which is improved with a two-stery frame building, was purchased by Mr. Rogers a little more than one year ago for \$35,000. The sale was made by E. J. Daly and W. B. Streeter. The same dealers have sold 10 acres north of Rose City Park for \$7000 to a local investor whose name is not announced; also 75x128 feet on the north side of Russell street, near Albina avenue, for Emanuel May to a San Francisco man. The property consists of a two-story frame building and two cottages, and

the price was \$12,500. 'Important Saturday Deal.

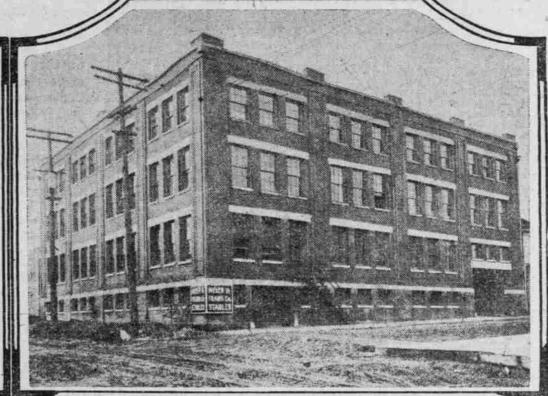
day when Grindstaff & Schalk sold to H. W. Goods the property at the south-west corner of Hawthorne and Union avenues for \$40,000. It was owned by S. A. Arata and consists of a piece 95x1-9, and is improved with a three-The same firm frame building. has sold 55x100 on Madison street, be-tween First and Second, for the Pechheimer estate to J. P. Jensen and Samuel H. Graham. This sale is an advance of \$8500 in about two months.

The old North Portland Hotel at Suffolk and Twenty-third streets was sold yesterday to J. W. Wright for \$22,000. It is a three-story frame building, 25x90, and was owned by C. C. East-This is a full quarter-block The sale was made by A. F.

O. A. Hall has sold the quarter-block at the northwest corner of Grand avee and East Madison street to H. W. ode, J. M. Healy and Whitney L. size for \$30,000. The property was Boise for \$30,000. purchased less than a year ago for 18200. It is an instance of the rapid increase in prices which prevails all along this section of Grand avenue.

TWO NEW BUILDINGS IN THE BUSINESS SECTION OF SOUTH PORTLAND





JORGENSON BLDG. 37 & MAIN STS.

MEIER& FRANK CO. STABLES - 2nd & COLUMBIA STS.

Loewenson Brothers to the Otten-heimer Investment Company. The lot is improved with a two-story brick building, and the consideration was \$60,000. The sale was made by Gold-

smith & Co.

Buchtel & Kern yesterday bought a quarter block on Union avenue and East Main street, lots 1 and 2, block 93, for \$12,000, of J. M. Healy.
H. B. McEwen sold to N. C. Richard the Wilbur Hotel, on East Oak street

that the demand for Portland property is and East Second street, for \$10,000. It

Permits for Week,
January 28 5,150
January 29 4,800
January 30 33,300
January 31 57,425
February 1
February 2 120,015
Total\$239,210
Transfers for Week.
January 28 3 37.491
January 29
January 30 86,717
January 31 52,932
February 1 97,778
February 2 108,207

PRICES LOW BY COMPARISON

Spokane Sale Dispels Idea of Overvaluation in Portland.

New proof is constantly coming to light that realty values in Portland are yet lower than those in many cities of small er population and of less extensive business. An instance which shows this fact very well is reported by E. J. Daly, a local dealer, who returned to Portland during the week from Spokane, where went with the local delegation to the

still surprisingly low, as compared with other cities, is shown by the conditions that prevail in Spokane," said Mr. Daly "While I was in that city a sale was made which shows that even in that small city prices are higher than in Port-land. This sale was of a property, 60x120 feet, at Riverside avenue and Mill street. It was improved with only a two-story building, and brought \$247,500. "Of course this was one of the leading

corners in Spokane, but the fact that such price should be paid in a city the size of Spokane shows that the figures in this city are sure to go much higher. Take the sale of the Olds, Wortman & King build. ing, for instance. Taking into considera, tion Portland's population and business, as compared with Spokane's, this quarter-block should have sold for \$1,000,000 if the property I spoke of was worth \$347,500 in Spokane. That the Washington street quarter sold for \$150,000 gives an indication of what we may expect here in the way of advances.

E. D. Whitney and F. C. Brockenbrough, of Portland; I. R. Tower, C. H. Codding-ton, E. L. Robinson, of Marshfield. purchased a tract known as the Lapp farm, consisting of 184 acres on Isthmus Inlet. It has a frontage of 1630 feet on the inlet, with a depth of 30 feet of ilde-

water for the entire distance.

The land is located near the survey of the Southern Pacific and it is intended to utilize it for a manufacturing con munity. Inducements will be offered for the location of factories, and the promot-ers are confident that it will be come the site of one of the most thriving cities

Portlanders Buy Vancouver Land. A tract of 16 acres at Vancouver,

Wash., has just been purchased by Portland investors. It was acquired by J. Hidden and transferred to W. F. Edwards, as trustee. The land will be platted and placed on the market. The sale was made by the Dean Land & In-vestment Company.

Will Plat Land at Milwaukie. William Shindler and C. Kerr bought four acres near the center of Milwaukle last week, which they will plat during the coming week. T. R. A. Sellwood an-nounces that he will plat 75 acres of his Milwaukie farm this Spring.

STEP TOWARDS COMPLETION OF GOOD SAMARITAN.

Orignial Project Altered to Give Adto Cost \$80,000.

Plans for the new wing for the Good Samaritan Hospital are being worked out as rapidly as possible by Architects Whidden & Lewis, under the supervision of the building committee, consisting of Bishop Sendding, Dr. S. E. Josephi and R. L. Glisan: The section of the hospital to be built will cost approximately \$89,000, of which \$20,000 is now assured. It is expected that actual work will be under way before the end of the present

In drawing the present plans the archiects are carrying out in a general way the project as originally outlined. The west wing was completed a year ago, and the portion now to be built will be the central section of the completed building. The part of the building now stand-ing represents a cost of about \$100,000. "Another thing I noticed in Spokane ing represents a cost of about \$100,000, was the large number of brick apartment- which will be doubled in the east wing in



RESIDENCE OF ALFRED BURKHARDT, TWENTY-THIRD AND GLISAN.

Property-owners are finding that it pays to make costly improvements in this line. Portlanders would do well to invest in improvements of this character, as they

NEW TOWNSITE ON COOS BAY

Portland Men Interested in South Harbor Development Company.

A new corporation, known as the South Harbor Development Company, has been formed for the purpose of establishing a new townsite on Coos Bay. The com-pany is composed of C. W. Tower. Marshfield, president: John Lamont.

addition to the \$80,000 to be expended for the connecting portion.

In order to include a chapel in the middle section, it has been necessary to change somewhat the original specifica-tions. The court will be 120 feet across and the east wing will extend 28 feet beyond the line originally set. The new section will be known as the administra-tion building, as it will contain the hos-pital offices. It will also contain the dining-room and kitchen of the hospital as well as one ward for patients. It will be erected as a memorial to the late Bishop

The task of enlarging the hospital presents complications, for the reason that the site of the new wing is now occupied pany is composed of C. W. Tower, by a frame annex containing the kitchen and dining-rooms besides patients' quarters. During the change the culinary department of the main by a frame annex containing the kitchen and dining-rooms besides patients' quarters. During the change the culinary department will be housed in the nurses' to on the west side of First street, between Morrison and Yamhill, from John E. Davis, S. L. Hays, G. W. Kegler, for the accommodation of the nurses.

ON LAND VALUES

Will Hold Sites in East Side Warehouse District at Uniform Price.

QUARTER BLOCKS, \$25,000

for Property in Section Bounded by East Washington, East Water, Hawthorne and

Union Increases Prices.

The sale of block 56, in Stephens' Addition, to A. E. Slauson by Jacob and Jose-phine Mayer for \$15,000 was the largest real sale made in Central East Portland during the past week. Another sale of a quarter block on Union avenue is reported, but the details are withheld from the

public for the present.

It is understood that there has been an agreement among property-owners in what is known as the warehouse district, between East Washington street and Hawthorne avenue and Union avenue and Water street, that no quarter block there will be disposed of under \$25,000. This announcement is not denied by those in position to know the facts. This agreement is attributed to the filling contracts that are being closed with the Pacific Bridge Company by property-owners of this territory. It is conceded that this big fill will change the whole character of the East Side, as it will make nvallable more than 25 blocks for warehouses and wholesale buildings, close in, that at present are not available for any purpose. It is not improbable that half blocks and quarter blocks west of Union avenue that were bought for \$17,000 and upward will will be filled that height at the same

on East Third and Couch streets for 500, which is considered a good bargain, considering the location. M. A. Gay sold to A. F. Flegel lot 2 in block 139, East Portland, for \$5500. H. E. Allen sold 65 feet off of lots 1 and 2, in block 69, Holladay's Addition, to Mary O. Allen for \$1000.

important were as follows: Mount Tabor Villa, D. Goldsmith to N. J. Devoid, lot 19, block 24, for 12000; Sunnyside, L. W. Durant to Hugh McArthur, lot 16, block Durant to Hugh McArthur, lot 18, 1800s.

S. \$1350; Cole's Addition, Otto Ellenrieder
their holdings, and are advocating an
agreement whereby all the owners will
E. Thomas to R. T. Linney, 12 lots in
block 20, North Mount Tabor, \$4500. The
mutually benefit each other by improving Portland Railway Company bought lots
19 and II, block P, Sellwood, for \$1000 of
Louise C. Wendorf. The railway company also bought part of lot II, block X.

Sallward for \$100. Sellwood, for \$100.

Acreage Demand in Suburbs.

property in the suburbs of East Portland as far as the Sandy River, but more especially along the Columbia Slough district. On the road between Fairview and Gresham H. S. Stone is preparing to plat 100 acres of his fine farm. He proposes to cut up his farm into tracts of one and up to 10 acres to suit the demand for smaller tracts. to suit the demand for smaller tracts. The Stone farm is considered one of the best in Multnomah County. Some idea of the value of improved farm lands may be had when it is announced that the lowest land of the Stone farm will not be under \$200 per acre, and some portions of it will be held for higher figures than these. Even at these prices it is expected that he will sell off the farm rainfully. that he will sell off the farm rapidly. Napoleon Davis, also is considering the matter of cutting up his farm into small acre tracts. Besides these there

The new trolley line from Fairview to Cedarville is completed to within one mile of Fairview, and electric cars may now be operated that far. iron is laid for the entire distance and a few days of good weather will see the line completed to this suburb. It is largely due to this electric ling that there is now a movement to get hold of acreage thacts at and about Fairview.

Between the Base Line road and the

Sandy road much of the unimproved land has been sold to newcomers. Mrs. Noah Hall has sold the last 28 acres of the Hall estate, bringing an average of \$100 an acre. W. E. Lewis, a Russellville nurseryman, has had 60 Russeliville nurseryman, has had 60 to acres of land just north of the Base Line road cleared, preparatory to seeding in nuts and fruits. It is estimated that between 400 and 500 acres of the unimproved lands east of Russeliville have been sold in small acreage tracts, ranging from 10 to 20 acres, and this land is not being cleared. It is thought that practically all this being Add. to Albina. Della M. and Geo. L. Schroeder to E.

class of land as far as Fairview will be cleared for cultivation by the new owners during the present year. Most of the land will be used for berry raising. It may be said that improved land and land in berry crop range from \$300 to as high as \$600 per acre, and not little of this class is for sale even at these figures.

Residence Lots Sold at St. Johns.

At St. Johns several small sales were made, and a number of impor-tant deals are being closed up. W. S. Lauther bought parts of lots in block 35, James Johns Addition, \$1800; S. Lauther bought parts of lots in block 35, James Johns Addition, \$1500; also he bought some parts of lots in same block for \$1800. M. F. Tufts sold to Peter lots from 4 to 11 inclusive, block 47, for \$2000. Otto Brandt sold to Elia C. Volheim parcel of land near the right of way of the electric railway company for \$3600. Point View Real Estate Company sold lots 7 to 14 inclusive in block 22, Point View, St. Johns, \$1600. The largest sale made recently was that of Else and Fannic Vandermeer to Henry L. Colvin of lots 1 and 2 block 42, James Johns First Addition; lots 2 and 2, block 35 James Johns First Addition; lots 2 and 2, block 35 James Johns First Addition, all for \$1700. Several new plats have been prepared and are held up by the Cuncil until the streets have been changed to conform to the surroundings. On the Peninsula between St. Johns and North Albina the territory is being cleared of brush preparatory for the homebuilder, and the promoters declare the main population of Portland will some day be between the Williamette and the Columbia Rivers. There is room, and it is being rapidly filled up.

room, and it is being rapidly filled up.

PROPERTY-OWNERS PLAN TO ERECT BUILDINGS.

Movement to Replace Frames With Bricks on Fourth Street From Yambill to Salmon,

A movement has been started by ownbe held for more than double. The fill A movement has been started by own-will bring the land up to within nine feet ers of property along Fourth street to of the street grade, and also the streets unite for the improvement of their holdings. The section of the street included in the proposed changes is that between Yamhill and Salmon. If the project is carried out, there will be a decided change in the appearance on both sides of the street for the two blocks under consideration.

aday's Addition, to Mary O. Allen for 1820. The sales on the East Side for the Week were mainly of residence property and were widely scattered, each section showing a number of transfers.

The weather has not been conductive to make weather has not been conductive to the weather has not been conducted to the weather has not been conductive to the weather has not been conducted to t There are 12 individual owners of erty in the block named. Some of are anxious to build brick buildings on their holdings, and are advocating an

> "The movement to improve Fourth street, between Yambill and Salmon is not definitely settled yet, but the chances are that it will be carried through." David S. Stearns, owner of part of the property affected. "We are trying to get all of the owners to agree to build during the next Spring and Summer, and indications are now that we shall be successful standing at present, and I think that the rest of the owners feel the same way about it. I am ready to begin improving my property just as soon as the others will agree also to build."

YEAR BEGINS WITH INCREASE

Heavy increases in the totals of both

Building and Realty Figures for January Are Auspicious.

building permits and real estate transfers were shown by the month of Janu ary, 1907, as compared with January, 1906 Real estate transfers advanced \$1.454,600 to \$2.341.889, or a gain of cent. Building permits went from \$381,-667 to \$514,945, a gain of 56 per cent.
The fact that the year has opened with increased activity is considered a good ndication of what may be expected dur ing the remaining 11 months. Last was by far the best that Portland ever known, both in realty and building That the prophecies that it will be even surpassed in 1967 are well founded may be inferred from the January figures

Saturday's Real Estate Transfers.

9,500 1,500

L. and Anna J. Keenan to Keenan Bros. Co., lots 4 and 5, block 6, Tibbetts Homestend T. Branch, jot 2, block 321, City of

Portland
Allan B. and Mary I. Slauson to Security Savines & Trust Co., block 56, Stephens Add.
D. E. and Kathryn Bowman to John A. Melton et al., lot 11, block 9, Woodlawn
Levi Howman to D. E. Bowman, lot 11, block 9, Woodlawn
W. H. and Alice B. Nunn to H. C. Pittenger, lot 4, block 19, N. Irving-ton Pittenger, lot 4, block 19, N. Irvington
W. H. and Abee B. Nann to Gortileb
Balliet, lot 12 block 17, N. Irvington
Henry B. and Jennie B. Thielsen to R.
W. Schmeer, lots 10, 11 and 12,
block I. Orenard Homes
Dan J. Malarkey et al. to E. Everett
and R. G. Jubita, east 35 feet of
lots B and 8, fractional block 5,
Watson's Add.
Flora L. Collett, trustee, to John I.
Calidwell, lots 8 and 10, block 12,
Richmond Add.
Jaz D. and Mary G. Hart to Mary
Alses, lots 3 and 5, block "T, Tabor
Heights
W. H. and Lovina D. Grindstaff to
Jas P. Jensen and Samuel H. Grahann east 35 feet of lots 5 and 6,
Block 10, city
T. S. McDaniel et al. to Mary A.

hain east 55 feet of fote 5 and 6, Block 10, city
S. McDaniel et al. to Mary A. Creighton, lot 4, block 3, East Portland Heights
H and Sarah M Tanner to A L. Stephens, lot 10, Block 8, King's Second Add.
Ziffe and Otto F, Brandes to Mrs. P. N. Shurtleff, east 40 feet of lots 7 and 8, block 226, city.
Title Guarantee & Trust Co. to J. P. Langley, east 15 of lots 1 and 2 and west to of lots 7 and 8, block 225, Sailivan's Add.
Mary A. and Jas Bamford to Anna Mary A. and Jas Bamford to Anna Sullivan's Aed ary A. and Jas. Bamford to Anna and Benj. Sweeney, lots 3 and 4, block 9, Miller's Add. to Sellwood. Sorie Investment Co. to J. A. Graef, lot 15, block 48, Verhon. B. Yeon to W. D. Larrabee, trustee, tract in Sec. 11, 12, 13, 14, 7, 1 N. R. 1 W., being part of W. W. Baker D. Le. C. D. L. C. ddie Schwartz to Henry Harkson, let 16, bleek 15, Lincoln Park, amsel J. and Anna Johnson to Hugh M. Gien, Söxido feet of block 110, Grover's Add. obt. W. and Minnie C. Wilson to Feter Jorgensen, lots 10, 11 and 12, Hamilton Hamilton
D. B. Kelly to W. H. Lang, part of
lots 3 and 4, block 36, Carter's Add.
Lucy M. Hite to Lelah Shields, lot 4,
block 38, Sellwood
Joseph H. and Alice J. Nash to Alice
M. Crofts, lots 1 and 2, block 2,
Nashville
Jos, H. and Alice J. Nash to Geo.
Cameron, lot 9, block 34, Tremont
Place

Cameron, lot 9, block 34, Trement Place
Frank and Anna Michels to Thos. C.
Hensley, lot 3, Sec. 25, T. 1 N. R.
3 E. containing 25.14 acres; siso n
strip 1 rod wide used as a roadway.
Jentoft Nos to Wm. Poss, undivided by
of lots 23 and 24, block 5, Ksen Park
Finley O. and Emma P. McGrew to
h F. Hirsch et al., lots 1, 2 and 3,
block 6, Town of Lents.
Chas and Mary Hensen to 3. O. Digman, lot 3, block 32, Multnomah.
H. E. Noble to C. F. Wagener, tract
D. Grover's Add.
C. F. and Agnes Wagener to Wm. J.
Harbke, tract D. Grover's Add.
exceptings strip 6 feet wide off west
side side
Chas. Adams to W. C. Hering, lots
8 and 7, block 116, Sellwood
Edina J. Woodman and Wm. D. Woodman to Frances E. and Nellie I.
Errington, lot 5, block 3, Gilliam's
Second Add.

Second Add.

HOUSES TO RENT ARE IN DEMAND

In Spite of Building Activity, Few Vacant Dwellings in Portland.

GOOD RETURNS TO OWNERS

Capitalists Gain Substantial Revenue by Operating in Small Residence Properties Much Sought by Renters and Buyers.

Those who make a specialty of handling entals declare that there has not been time in recent years, with the possible exception of one or two months during the Lewis and Clark Exposition, when there were so few vacant houses in Port-land as at present. In spite of the immense number of dwellings erected during the past two years, the influx of people to the city has been so great that there has been no over-building even temporarily. As rapidly as families leave rented houses to take possession of homes they have built, other tenants take their

Last Summer the construction of dwellings progressed on such a large scale that some there were who dropped a word of caution that there would be many vacant houses in the city this Winter. How far wrong they were is shown by the fact that house-hunting is now a serious matter, desirable residences being snapped up as soon as they are put on the marker for rent. Instead of there being a reduction due to the heavy build-

ing movement, rentals have remained firm with a tendency to increase.

Residence rentals in Portland, however, have not been forced to a point that makes them a severe burden on the pertion of the population not owning homes, and chances are that they never will be. Portland is blessed far above the aver-age city in its facilities for home sites. On the east of the Willamette, land which is almost ideal for residential pur-poses spreads out in almost limitless ex-tent. The fact that the desirable resi-10 dence sites are not confined to any limited area will ever act as a damper to keep rentals within reach of those earning a modes; livelihood. This is one of the reasons that will more and more as time goes on commend Portland as a home

Good Revenue an Investment.

At the same time rentals in Portland are returning a percentage upon invest-ments which invites capitalists to place ments which invites capitalists to place their money in this kind of holdings. Although buts have been rising rapidly in value all over the city they are still comparatively low and rentals paid on the average dwellings fully compensate owners for the outlay necessitated. So both from the standpoint of those who would invest in residence property and of those who would occupy rented premises, Portland offers attractions.

There is at present a demand for moderately priced dwellings that is in excess of the supply, even with the hundreds of houses which have some up in nearly every section of the city during the past year. For houses that bring from \$20 to \$35 a menth there is anything from \$20 to \$35 a month there is anything but a dearth of tenants, and although the building movement continues as at present or even in greater proportions, there is no reason to believe that the demand will be more than met for many

it best pay to buy from an investment standpoint? is a question that is frequently heard. Men who are best able to tell say that dwellings coating from \$2000 to \$2500 or thereabouts give the largest percentage of returns. There are numerous operators in Portland who are spending much money in constructing houses of this character, and they are all reapling profits. A favorite plan is to buy a quarter block and build upon it four nodes; residences. Such properties are ound good investments either for renting or for speculation.

Demand for Inside Dwellings.

Investments of this character pay about the same proportionate revenue whether they are close in or suburban. The de-mand of course, is greatest for the dwell-ings near the business district, but at 1.800 present suburban homes are all occupied



650

RESIDENCE OF JOSEPH NEIDERMEYER, ELEVENTH AND SCHUYLER STREETS

150

lots 9 and 10, block 5. Bourne's Add.

Mollie B. Childress et al. to Alton Rogers, lot 6. block 7. N. Irvington. Scenrity Savings & Trust Co. trustee, to J. f. Reynolds, lots 1 and 2. block 16. John Irving's First Add. Security Savings & Trust Co. to Albion L. Gile et al., lot 2 in north 1/2 of double block 1. city Albion L. Gile et al., lot 2 in north 1/2 of double block 1. city Mrs. C. and L. Hennehofer to The Citzlesn's Bank, lot 3 and south 10 feet of lot 2 and south 60 feet of north 120 feet of lot 1/2. all in block 4. Piedmont Park Friand Co. to D. C. Westherby, lot 15, block 6. Firland Mary A. and Jas. Bamford to Anna M. and Benj, Sweezey, lot 6. block 9. Miller's Add. to Sellwood.

Jas. F. and Eliza J. Hamilton to Harry E. Bramhali, 13 acres beginning at S. E. corner of John Douglass D. and J. W. Wright to Stella Van Viett, east 100 feet of lot 12 block 15. Albina 1,750

Total

near the center of the city the higher rents just about offset the increased in-vestment. A dwelling within walking dis-tance of the business center rents for about \$10 a month more than the same dwelling would if it were so far out that the tenants should have to pay carfa, a. As a general rule the houses for which it is most difficult to find tenants are those that produce from \$80 to \$100 u. month. As a usual thing families tilat can afford to pay so much rental lay their plans to buy or build attractive homes of their own. If they are not ready to invest in homes they usually live in less expensive dwellings until they are prepared to build or buy. At present, however, there are very few dwellings even in this class, which are not rented.

It is also true that there is no danger of loss in investment in expensive dwellings, for there is a plentiful demand from those who desire to tuy properties of this character, as is shown by the fact that many fine homes have changed owners in Portland during the present Win-

t as well as others. In buying the lots