FOR SALE—REAL ESTATE.

FOR SALE—MODERN HOME ON EAST Taylor st., near 17th; this is a new house, stylish and in good neighborhood; nicely terraced, with full-bearing fruit trees in the rear and side; walking distance from business center and near the new High School; can be bought for $500 less than present value and on easy terms. See owner, 660 E. Taylor st.

SELLWOOD HOMES.
Special bargains—6-room strictly modern bungalow; fine view of river, City View Park; $2600.
5-room cottage, $1250.
2-room house, $350.
3-room house, $550.
SELLWOOD TOWNSITE CO., Opp. Fire Station, Sellwood. Phone Sellwood 161. Portland office, H. P. Palmer, 222 Failing bldg.

$6000 FOR 100x100 FEET OF VACANT ground on Williams ave., suitable for erecting business block with stores below and rooms above; this piece is considerably below surrounding prices, and carries a good speculative value; a 3-story brick is to be built on adjoining quarter; go see the property; it is 100 feet south of the S. E. corner of Williams ave. and Hancock st. For terms s/e 314 Chamber of Commerce.

CHEAP BUILDING LOTS.
$275 to $400; terms, $10 down, $5 per month; less than 15 minutes' car ride from business center. There are 19 blocks to the mile, and this property is only 36 blocks from the Morrison-street bridge; East Side. This is a good investment for a home or for speculation.
MOULTON & SCOBEY,
501 Columbia Bldg., 365 Washington st.

INCOME BUSINESS PROPERTY—BUILDING just completed; two nice store rooms on first floor and two modern flats of five rooms each on second floor; lot 56x114, located in good business district, on two carlines; rents for $90 per month, which pays a gross income of 12 per cent; built for the income, but owner is leaving state; price $9000; terms. McComber & Deffenbaugh, 410 Stearns bldg. Main 1584.

$1500
OWNER NEEDS MONEY.
Lot 150x100; good 6-room house; only one block from W. W. car, and only 15 minutes' ride.
STANDARD INVESTMENT CO., Corner Fifth and Salmon Sts.

EIGHT OUT OF NINE BUYERS IN NUT Grove are homebuilders. Nut Grove is on the St. Johns line opposite Denver avenue. Nut Grove has, now, Bull Run water and a public school. Nut Grove lots are 50x100, and every lot is a garden. Prices, $375 to $450. You cannot afford to miss seeing Nut Grove. G. H. VAN HOUTEN.

BY OWNER—A FINE 8-ROOM HOME IN excellent location on East Burnside st., walking distance and one block from East Ankeny cars; fine furnace, mantel and grate, porcelain bath, wash trays and every convenience; double boarded; unique arrangement, and fine neighborhood; $4750. Address Mrs. Bliss, 387 East Third st. N.

$2150—SEVEN-ROOM HOUSE, EAST YAMhill st., $16; pleasant home, in first-class condition, on 40x100 feet, one block from Morrison st. car; fine fruit trees and berries; should sell for $2500; marked low to secure immediate sale. See this bargain now. Morgan, Sweet & Chapman, 213 Abington bldg.

$5500—CORNER, 100x100, ON ELM ST., Portland Heights. Fine view of the entire city.
MOORE REALTY CO., 268 Stark st.

ONLY $1600—A BIG SIX-ROOM HOUSE with a beautiful 50x100 foot lot, 100 feet from Russell Shaver carline. You can get that on your own terms and enable you to escape the clutches of the landlord. Must go within a few days. Sherlock & Woerndle, 90 Fifth st., near Stark.

IRVINGTON.
Lots $900; houses built on installments, all improvements. F. J. Raley, agent, 212-213 Chamber of Commerce Bldg. Phone Main 1293. Resident agent, 700 Schuyler st., cor. E. 21st. Phone East 144.

RESIDENCE LOT IN HOLLADAY PARK, on Wasco st.; grading done; lawn made; set to roses and fruit; street assessments all paid.
O. L. FERRIS,
Room 20, Washington Bldg.

$7000—ON JOHNSON STREET, NEAR 23D; large 9-room house, lot 50x100, planted to fruit and shrubs. A beautiful home.
MOORE REALTY CO., 268 Stark st.

FURNISHED HOUSE AND LOT, STRICTLY modern; 7 rooms, reception hall, fireplace, furnace; newly tinted and painted; furniture, including piano, $65. Weidler, one block from carline, near school. Inquire 409 East 9th, North.

$5750—100x100, S. W. corner East 19th and East Washington; good 6-room house, room for 3 more houses, good renting location; a good buy. F. W. Torgler, 106 Sherlock bldg.

SNAPS IN WEST SIDE LOTS.
4 beautifully located lots, facing east, 3 blocks from school and car, South Portland, $325 to $550; part cash.
208 4th. Telephone Pac. 2175 or Main 3990.

UNION AVE. NEAR ANKENY—WE HAVE an interest in this property and demand the sale of it; 50x100 lot with good improvements; make us an offer. Sherlock & Woerndle, 90 5th st., near Stark.

THOROUGHLY MODERN RESIDENCE IN Holladay Park, for sale by owner; 100x100; set out to fruit and roses.
O. L. FERRIS,
Room 20, Washington Bldg.

FRACTIONAL LOT WITH TWO HOUSES, at 19th and Northrup; rented for $19.50 last 5 years; will bring $50 per month; $4000 if sold at once; no agents. See owner, J 89, Oregonian.

$5250—THIS IS ONE OF THE FINEST homes on the East Side; ¼ block, 7-room house, 14 fruit trees, all kinds; N. E. corner of 18th and Madison. Owner, A. J. Farmer, 660 East Madison.

PARRISH, WATKINS & CO., 250 ALDER ST. —Real estate, rentals, loans and insurance. We make a specialty of handling rentals and property for residents and nonresidents. Established 1872. Main 1644.

EAST 17TH AND BURNSIDE—A SINGLE lot or 2 adj. block at $2100-$2200; must be seen to be appreciated. No "just as good" on the East Side. Sherlock & Woerndle, 90 Fifth st., near Stark.

$6500 WILL BUY CHOICE BUSINESS CORner with two store rooms; lot 42½x116; located on two carlines in South Portland; terms. McComber & Deffenbaugh, 410 Stearns bldg. M. 1584.

NEW 6-ROOM HOUSE, CORNER EAST 22d and Davis; will sell 50x65 feet on corner, with house, for $3000; 50x100 $3400; 100x100, $4500. J. Amberson, E. 22d and Davis.

WEST PIEDMONT—CORNER, 100x100, ON Kerby st., for sale on liberal terms.
O. L. FERRIS,
Room 20, Washington Bldg.

IRVINGTON—75x100 IN CHOICEST LOCALITY, on Hancock st., between 21st and 22d; will make bargain price for quick sale. Owner, 214 Lumber Exchange bldg.

FOR SALE—LOT AND 5-ROOM COTTAGE, hard finish, barn and woodshed, close in; price $1100; renting for $10 per month. Inquire of owner, 268½ Morrison st.

WE HAVE FARMS IN TRACTS FROM 5 acres to 2400 acres; also city property from $250 to $50,000. See us before you buy. Berry & Gleason, 4 N. 6th st.

$1650—5 OR 6-ROOM COTTAGE, HIGHland; porcelain bath, electric lights, full corner lot, fruit, flowers; terms. Owner, 141 N. 19th st. Pacific 188.

HERE IS A CHANCE FOR YOU.
5-room cottage, furnished, full lot, close to car; price $1500. Owner, 208 4th. Tel. Pac. 2175, or Main 3990.

SEVERAL WEST SIDE FRACTIONAL lots cheap for cash, or will build for purchaser; pay in installments. Kroner, 264 Morrison st.

NEW 8-ROOM SUBURBAN HOME, WITH acre and quarter of ground, berries and fruit trees planted. $2600; easy terms. X 4, Oregonian.

7-ROOM HOUSE, $12; 25-ROOM HOTEL, furnished, $35; both West Side. C. H. Piggott, owner, attorney-at-law, room 4, Mulkey bldg.

MODERN 6-ROOM BUNGALOW; NEW; $2450, $300 cash, $25 monthly. Phone owner, Woodlawn 197.

FOR SALE—FOUR LOTS AT OCKLEY Green, $1200. Inquire of owner. Phone East 3400.

FOR SALE—REAL ESTATE.

$2000—2½ ACRES, BEAUTIFULLY SITUated on O. R. & N. midway between the Montavilla line and the new line on the Sandy road. Only $800 an acre, while lots are selling for $600 each on all sides.

$2500—20 acres black land, 10 cleared, six miles beyond Lents, near Damascus road and 2½ miles Sycamore Station on O. W. P. Ry. Large barn, small house, A-1 land and good buy.

$6000—50 acres, 40 cultivated; good six-room house, barn, prune dryer, 6 acres Italian prunes, 150 Royan Ann cherries, team, 3 cows, all implements and machinery; $4000 cash, balance on time.

97 acres, right near by, only 50 minutes' drive to center of business; would make the prettiest farm home on earth, with landscape view unsurpassed, good buildings, land mostly cultivated, spring water and surroundings the most fastidious would enjoy.

Nothing like it for the price. See us and take a ride out.
R. S. COOK & CO., 251 Alder st.

SEE US ABOUT THESE
We have a few fine homes on both West and East Sides, for instance—a modern residence on fractional corner on 24th st. at $7500, another in same block at $6000, 3 up-to date homes on Wasco and Multnomah streets in Holladay Park, a $7000 house on East 11th st. $3600; two newly built ones on East Taylor st below $4000; 7-room house on Jefferson at $3600; some flats on Montgomery st. at $8000, paying $80 per month, and a corner with 2 houses in same block at $6500, and many, many others.
GOLDSCHMIDT'S AGENCY,
253½ Washington, cor. 3d.

10 ACRES, WELL IMPROVED, 1¼ MILES Court House, at Oregon City; 5 acres all kinds small fruits, 2½ acres young orchard. Willhoit electric line compelled to pass right by place. Fair house, barn and chicken-houses, good well. Owner will raise price after berries are ripe. Will have to go inside 10 days to get berry crop and all at $2150. This is great bargain. Will take in exchange residence in Portland of value of $1600; balance cash.
J. FRANK PORTER,
222 Washington st.

MUST SELL AT ONCE, 4 LOTS AT ST. Johns, $850 for the 4; need the money. Address V 19, care Oregonian.

FOR SALE—TIMBER LANDS.

THE LACEY WAY
Is recognized to be the standard way of handling timber lands. The timber must first satisfy us, and our cruise reveals every detail of the conditions surrounding it. Our reports are prepared in such a way that the buyer knows whether or not the timber will satisfy him before he visits the tract.
Twenty years' experience, and the clientage we represent, is a sufficient guarantee that our methods are right. You may waste your valuable time in looking up the tract you want. Take advantage of the results of our own constant efforts along this line and get the best.
JAMES D. LACEY & CO.,
Lumber Exchange, Seattle, Wash.
Chamber of Commerce, Portland, Or.

LEWIS RIVER, NEAR COLUMBIA, 20,000,000 feet best red fir timber; $1.65 M. stumpage.
Sawmill, 30,000 capacity; 3¼-mile flume; 6 head horses, logging outfit.
Buy the timber. No charge for balance.
Costs only 3 cents each to put ties within ship's tackle.
C. C. SHAY,
106½ Third st. 304-7 Abington Bldg.

I HAVE SOME CHOICE BUYS OF LARGE and small tracts of timber for bonafide purchasers only; references exchanged. Thos. P. Thornton, 319 Chamber of Commerce.

12,000,000
feet of the best fir timber; a fine proposition for logging, or, better still, for a small sawmill; facilities for shipping fine. Call and get our price and terms.
THE VETERAN LAND CO.,
165½ Third st.

TIMBER BUYERS, ATTENTION!
We have several attractive timber propositions; call and investigate; timber lands in Oregon, California and Washington, from 1000 to 20,000 acres.
H. W. LEMCKE COMPANY,
Sixth and Washington.

30,000,000 FEET
of A1 fir timber and new sawmill of 30,000 capacity, now in operation; everything complete; logging outfit, etc.; in Columbia, tributary to Columbia River; fine shipping facilities.
THE VETERAN LAND CO.,
165½ Third St.

SAWMILL
red fir timber; $1.30 M. stumpage.
Sawmill, all ready to set up. No charge for mill.
C. C. SHAY,
106½ Third st. 304-7 Abington Bldg.

RELINQUISHMENT TO TWO 160-ACRE tracts, close together; Eastern Oregon yellow pine land for sale. Will cruise over 2,000,000 each. Purchaser may homestead or file timber claim. Price, $250 each. Address H 7, Oregonian.

A FEW GOOD TIMBER CLAIMS TO BE had; will estimate three million feet; in Douglas County; terms reasonable; no agents. X 19, care Oregonian.

TIMBER LOCATIONS—40S, 80S, 160S, FROM one to five million per 160 acres. Phone 5141. W. E. Russell, Box 236, Eugene, Or.

WANTED—POSITION AS TIMBER CRUISER with reliable firm; am experienced; with references. T 14, Oregonian.

STILL SELLING TIMBER LANDS. I CAN sell yours. A. D. Marshall, 427 Chamber of Commerce.

HAVE SEVERAL EXCELLENT FIR CLAIMS —Will cruise 3,000,000. Call or write 246 Grant st.

WILL BUY PILING TIMBER AT CASH prices; large or small tracts. C 14, Oregonian.

FOR SALE—TIMBER IN WALLOWA County, Or. Kiesling & Crow, Emida, Idaho.

Timber wanted, Oregon or Washington, large or small tracts. Sphinx Agency, 305½ Stark.

WANTED — TIMBER LAND IN GRANT County. Main 5378.

WANTED AND FOR SALE—LAND SCRIP.

All kinds, including approved forest reserve scrip for surveyed, unsurveyed timber and prairie Government land. H. M. Hamilton, The Portland, Portland, Or.

WANTED—FARMS.

WANTED—SMALL TRACT OF HOOD River land for raising apples, cultivated or uncultivated; state price and terms. A 6, Oregonian.

TO LEASE.

2-STORY BUILDING, EQUIPPED WITH boiler and engine, free fuel and water. D 6, Oregonian.

TO EXCHANGE.

TO EXCHANGE — $2500 WORTH OF stock in a good paying manufacturing proposition in Portland for Eastern Oregon ranch or irrigated lands. Close investigation solicited. Steady employment assured if desired. Address P 14, Oregonian.

11 ACRES RICH LAND, IN FRUIT, NEAR Vancouver; fine location; will exchange for Portland or suburban property. Address D 14, Oregonian.

I HAVE A NEW 6-ROOM HOUSE THAT I wish to exchange for a farm; will pay cash difference. O. A. Hatton, room 20 Raleigh bldg., 323½ Wash. st.

TO EXCHANGE—5-PASSENGER AUTOMOBile, in first-class condition, complete, top and lamps, for lots or acreage close in. L 18, Oregonian.

WILL TRADE 320 ACRES OF WHEAT land, all seeded, for city property or general merchandise store. Address O 15, Oregonian.

22½ ACRES IRRIGATED LAND, 90 MILES southeast of San Francisco, to trade for small home near Portland. D 20, Oregonian.

WILL TRADE FIRST-CLASS TALKING machine for good bicycle. Portland Phonograph Agency, 128 Seventh st.

81-ACRE FARM NEAR AMITY, IN YAMhill County; will exchange for city house and lot. Phone owner, East 3358.

WILL TRADE LOTS IN NEW TOWNSITE for good sewing machine. Address Postoffice Box 359.

WHAT HAVE YOU TO EXCHANGE FOR 160 acres, level, near Lyle, Wash.? F 20, Oregonian.

640 ACRES PRAIRIE WHEAT LAND TO EXchange; $10 per acre. 63½ 6th, near Pine.

FOR SALE OR TRADE—20 ACRES TEN miles out. Inquire 791 Rodney ave.

TO EXCHANGE.

TO EXCHANGE—HALF INTEREST IN good paying builders' supplies manufacturing proposition in Portland; plant worth $25,000; will exchange for ranch in Eastern Oregon; good salary and management of plant if desired. This will stand close investigation. For particulars address B 13, Oregonian.

GET AWAY FROM PORTLAND AND ALL spinal troubles and move to Forest Grove, where such things are unknown. Good 7-room house, in fine condition, with large barn and 3 lots, fruit and flowers, for sale cheap or to exchange for city property by owner. Address Lock Box 44, Forest Grove, Or.

WILL EXCHANGE A FIRST-CLASS GENeral merchandise business for good real estate. This is a well established and profitable concern. Stock $28,000; annual sales $80,000.
THE AMES MERCANTILE AGENCY,
Abington bldg.

12 ACRES FINE SOIL, NEARLY ALL BOTtom land, all in cultivation, no buildings, some bearing fruit trees, fronts on fine county road; 8c fare to city; will trade for city property.
HENKLE & HARRISON,
217 Abington bldg.

EXCHANGE FOR CITY PROPTREY OR acreage—640 acres in Alberta, Canada; all fenced, three wires; well and windmill; fine buildings; 200 acres cultivated; 70 acres Fall wheat; two miles good railroad town; best soil. Owner, 288 Washington st.

WANTED—REAL ESTATE.

WANTED — INFORMATION REGARDING good farm for sale within 100 miles of Portland. Give lowest price, reason for selling. Owners only need answer. Address Information Department, Locator Publishing Co., Minneapolis, Minn.

CASH BUYER FROM OWNER ONLY; NO agents—6 or 7-room first-class modern cottage; slightly high location, plenty of ground and barn; would take furniture also; must be good and worth the money. G 2, Oregonian.

LIST YOUR PROPERTY WITH US FOR A quick sale; we have customers waiting for all kinds. Morgan, Sweet & Chapman, room 310 Buchanan bldg., 286½ Washington st.

I WANT TO BUY A 6 TO 8-ROOM MODern house or nice vacant lot in fine location; give full description and price in first letter. Thos. P. Thornton, 319 Chamber of Commerce. Phone Main 4261.

WANTED—TO BUY OF OWNER, 80 TO 160 acres of good apple land, natural state, in Mosier or Hood River Valley; state location and price. A 13, Oregonian.

WANTED—TO PURCHASE, ONE OR TWO lots on Oregon Electric line, within 3 or 4 miles of the city. Give price and telephone number. Address R 18, care Oregonian.

FOR QUICK ACTION LIST YOUR REAL property for sale with Abraham & White, offices 8 and 9 Labbe bldg., 237½ Washington st. Pacific, 1218; Home A1241. No publicity.

I WANT TO BUY HALF BLOCK ON E. B. track; not necessary to be close in, and must be reasonable for cash. State price and exact location. D 12, Oregonian.

WANTED—2 TO 4 LOTS, OR ½-ACRE, along the new Salem line, within 3 miles of postoffice. Agents or owners. Give location and price. R 80, Oregonian.

WANTED—2 OR 3 ACRES WITH SMALL house on carline; reasonable.
LAMONT & HARRIS,
306-7 Swetland bldg.

65 SHARES IN LUMBER COMPANY WITH mill and a nice tract of fine timber for sale very cheap; a money-maker. 1031 Union avenue North.

HOUSE AND LOT WANTED—EAST 28TH street preferred. Want to give 4 lots in Greenway, near carline, as part payment. P. O. Box 427.

WANTED—ONE OR TWO GOOD LOTS WITH small inexpensive new house, or old house if in fair condition. Cost not over $2000. X 14, Oregonian.

WE HAVE BUYERS FOR ALL KINDS OF property. What have you to offer? Kennedy & Hickok, Room 523, Lumber Exchange.

WANTED — HOMESTEAD RELINQUISHment in the Siletz. Address for two weeks, giving particulars, Homesteaders, Siletz, Or.

WANTED TO BUY—RESIDENCE LOT, West Side, close in; cheap for cash. Address V 13, Oregonian, or phone Main 3812

WANTED—TO BUY HOUSE AND LOT; small payment down, balance monthly; state price and location. Q 19, Oregonian.

WANTED—A COUPLE OF LOTS, CHEAP for cash, in Woodlawn or Columbia Heights Add. G. W. Stout, Woodlawn.

WANTED—HOUSE AND LOT, CITY; WILL pay $1800 to $3000; state full particulars and terms. Box 187 city.

WANTED—A LOT IN HOLLADAY'S ADD. or Irvington; must be cheap for cash. Address Byer, T 16, Oregonian.

WANTED—WELL LOCATED LOT, $750 TO $1500; expect to build; good neighborhood. F 19, Oregonian.

WANTED—HOMES, LARGE OR SMALL, city or suburbs; we have buyers. A 20, Oregonian.

SMALL TRACT LAND, WITH HOUSE AND water, near city; improved. J. D., 49 Union ave.

25 ACRES—MUST BE ON A RIVER; state description, cash and terms. G 82, Oregonian.

FOR SALE—FARMS.

FARM LANDS FOR SALE.
20 ACRES.
$1800—18½ acres under cultivation, all level and good loam soil; spring creek on place; 6 miles from Oregon City on good crushed rock county road, ¼ mile from schoolhouse and church; R. F. D. to place; good barn, no house; place all fenced; assorted family orchard; crops included if sold before June 15. $750 will handle this. B-4-O.
40 ACRES.
$2000—4 acres under cultivation, 15 acres easily cleared; fine soil, running water; good hog ranch; on county road, 13 miles from Portland. $1000 cash.
50 ACRES.
$3000—25 acres under cultivation; 7 acres pasture, balance in timber; spring on place; fine soil, lays well; good new barn, house, outbuildings and fences; assorted family orchard; 2 miles from Portland, 1¼ miles from schoolhouse and church; 2½ miles from Portland-Salem electric carline; 2 horses, 3 cows, pigs, chickens, wagons, steel harrow, plow, mowing machine and all farming implements and tools go with place, or will sell place without personal property and crops for $2500, if sold within 10 days. B-3-T.
67 ACRES.
$3000—55 acres under cultivation, 40 miles southwest from Portland, 2 miles from North Yamhill on county road; ¼ mile to the nearest schoolhouse; R. F. D. to place; ¼ mile to nearest R. R. station; place all fenced; black loam soil; no buildings; $1800 cash. B-4-M.
80 ACRES.
$8000—60 acres under cultivation, 7 miles from Oregon City on county road; 1 mile from schoolhouse; R. F. D. to place; land slightly rolling and good soil; good assorted family orchard; 20 acres wheat, 18 acres oats, 2½ acres potatoes, 2½ acres corn; 8-room house, large barn, large shed; place all well fenced; 10 acres timber; crops included if sold before harvested; 3 springs on place. This could be cut up into 3 good farms with spring on each. B-4-O.
We have inspected the above and know their values.
DEVLIN & FIREBAUGH,
508-509 Swetland bldg., cor. 5th and Wash. Both phones: Main 1450, A 3344.

ONE OF THE BEST 87-ACRE FARMS IN Tualatin Valley, on main county road and 2¼ miles from two railroad towns; 40 acres in high state cultivation and fine crops, balance fine pasture and 10 acres small fir and oak timber; all fenced; watered by three wells and river; good buildings, nearly new, and lots of them; all farm implements and wagons go with place; also 7 fine cows and 3 heifers, all high grade; 8 hogs, 5 dozen chickens and 2 stands of bees; fine 7-year-old family orchard and lots of small fruit and vines; at $60 per acre; $3000 cash, balance 5 years at 6 per cent. An ideal little dairy farm and a great bargain.
The largest and best farm in the Willamette Valley; more than two-thirds in cultivation; all fenced; all improvements first-class. Railroad station and warehouse on the farm.
ALFRED A. BAKER,
215-216 Abington Building.

LINCOLN COUNTY DAIRY AND STOCK ranches for sale on Alsea Bay and river. Information free. C. J. Smith, Tidewater, Oregon.

FOR SALE—JOHN SMESETH'S STOCK ranch on Bear River, six miles from Ilwaco. Address Box 57, Astoria, Or.

APPLE LAND IN THE UPPER HOOD River Valley for sale. Inquire owner, 53 Park st.

FOR SALE—FARMS.

HOOD RIVER.
HOOD RIVER.
HOOD RIVER.
If once you see the Hood River Valley you'll agree with us that it is the paradise of Oregon.
We've invested money there and we want to show you that it is to your financial advantage to follow our example.
No such returns come from any soil in Oregon, and the apples, especially, of the Valley are world-renowned and bring the highest price of any similar fruit in the universe.
Here's an example of it: Colonel Emmett Callahan, the well-known attorney of Baker City, was last month in New York and in company with 3 friends noticed in the window of a well-known fruit store on Broadway, near 27th st., some extra fine looking apples labeled Hood River (Oregon) apples, and, on inquiring the price, was told that they were just 12½ cents apiece.
The clerk, on being asked if that were not rather a steep price, replied that it was not; that they had plenty of cheaper fruit in the establishment, but that Hood River apples were the choicest they received and consequently produced the highest prices. This is a tribute to the superiority of the Hood River apples, you cannot afford to overlook, and we propose to show you how you can get into the business of raising apples successfully and still not interfere with your regular business.
Here's what we will do for
$9500.
We will sell you 40 acres of "Red Shot Land" (which is the finest soil of the valley) located 3 miles from the town of Hood River, and 1½ miles from Odell Sta. on the Hood River Railroad. Land will be all cleared, fenced and planted to apple trees of the finest Newtown and Spitzenberg varieties and growing thriftily, and will guarantee you 10 per cent yearly on your investment, interest payable at stated periods, for 5 years, we to take the crop in the meantime.
This guarantee (which means that you receive $950 every year for 5 years) is not real estate "hot air," but is backed up by the notes of property-owners and men of financial responsibility in addition to a trust deed for 60 acres of land adjoining the above, which 60 acres will be yours in case the contract is not fulfilled to the letter.
Remember, that for $9500 you receive in 5 years a full bearing apple orchard in the very best part of Hood River, which will produce you a yearly revenue of not less than $8000 to $10,000, and all this without the particle of work, care or anxiety on your part.
Ten per cent a year is good interest on an investment; better than you can do in Portland.
Come in and talk to us about Hood River.
WHITING & ROUNTREE,
82½ Third Street.

GOOD FARMS AND CHEAP.
30 acres near Estacada, every one under cultivation; very best of soil; 4 acres fine orchard; 4-room house, barn, etc., in splendid farming country. This must be seen to be fully appreciated. Price, $2600.
15-acre fruit ranch on railroad, adjoining good town. Will soon have a new fruit-cannery; 2300 trees in fine bearing condition. Only, $3000.
3½ acres 1½ miles of Oregon City; 10 acres in cultivation; 5-room house, barn, etc; good spring water. Price, $2000; terms.
33 acres near Clackamas Station; rich soil; 10 acres slashed and seeded; balance hard wood timber; will cut 400 cords of wood. Price, $3000; terms.
M. CADONAU,
270½ Washington st., Room 3.

FINE PLACES VERY CHEAP.
$3000—35 acres, 12 miles east of Portland; fine road, fine soil, first-class improvements, handy to electric cars, running creek; easy terms.
$50 per acre for an ideal well-improved dairy ranch on the river; it's a peach; $4000 cash will handle it.
$10,000—120 acres of the very best land, well improved; easy day's drive to Portland and back; no better place around Portland for the price; $3500 cash, balance easy, and the old man will turn it over to you.
For good farms of any size see
F. FUCHS, 221½ Morrison st.

STOCK RANCH THAT CAN'T BE BEAT—312 acres, 90 acres in the best kind of cultivation, balance of land easy to clear and will then be the same good, rich farming land as the other; A No. 1 6-room house; 2 good, large barns, besides machinery barns and sheds; splendid family orchard, bearing; fine creek, running water year round through the place; unlimited outrange adjoining. This place we will show, and if not as represented will forfeit $500. In the Willamette Valley, 2½ miles to R. R. station; good store and P. O.; good school, ¼ mile. Price, $6500; ½ cash.
J. M. CAMERON,
Room 412, Commercial bldg.

FARMS.
$1500—16 acres at edge of town and station, 8 acres in cultivation, good house and barn, fruit and berries on the place.
$2000—20 acres, 5 improved, 7 slashed, not hard to clear; 3-room house, good barn, small orchard, 7 miles Vancouver.
$4500—120 acres, 40 in cultivation, 70 acres of fine timber, 12 acres in hops; good house and barn; all under fence, 3 miles town and station.
FROMBERG & CO.,
227½ Washington st., rooms 38-39.

FOR SALE—800-ACRE EASTERN OREGON wheat ranch, all fenced and in cultivation; house, barn and well of living water; 1300 acres in crop goes with place; within 5 miles of two markets; close to school, churches, etc. Price, including all crops, only $22.50 per acre. Will take Portland or residence property in part payment and give terms on balance. Address P 12, Oregonian.

OWNER LEAVING, WILL SELL 18 ACRES rich land; raise anything, cleared, fenced, level, creek, young bearing orchard, berries, growing crop, improvements, tools, county road, school, daily mail, near Portland. Practically farmed will pay for itself in four years. X 11, Oregonian.

37 ACRES.
At Turner, Or., in fruit, hay, etc.; good improvements; cheap at $60 an acre; must sell. F. O. Northrup & Co., 211 Commercial block.

IF LOOKING FOR FARMS IN HOOD RIVER Valley or Mosier it will pay you to deal with a reliable firm that can give you expert advice on farm lands. The best bargains are listed with us. Nothing misrepresented. J. H. Heilbronner & Co., Hood River and Portland, Or.

APPLE LAND.
Several pieces, 160 acres or less, 8 miles north from Lyle, Wash., demonstrated to be some of the best apple land in the country. Full particulars.
F. W. TORGLER, 106 Sherlock Bldg.

FOR SALE—ALL OR PART OF CHOICE farm at Dilley, Or., 310 acres, 180 bottom land, good buildings, electric light and telephone, with or without crop, 2 miles to milk factory; terms. T. H. Littlehales, Forest Grove, Or.

70 ACRES, 3 MILES FROM CITY LIMITS, on Oregon City carline; 35 acres cleared and under cultivation; 6-room house. Will sell all or half; good platting proposition; $425 per acre. McComber & Deffenbaugh, 410 Stearns bldg.

160 ACRES OF HOOD RIVER BRUSH LAND at $25 per acre; about 120 acres of this place is cultivable; good springs, some good timber; 12 miles from Hood Rivers for further particulars address J. M. Schmeltzer, Hood River, Or.

SNAP — 40-ACRE FARM NEAR PORTland; black, rich soil, good house and barn, spring and creek, choice orchard, fine location, cheap; part cash, balance to suit. W. Neep, Arleta, Or. 203 Mora st.

FOR SALE—200 ACRES, 40 HEAD OF CATtle, with good barn and dwelling-house; with privilege of large range; unsurpassed for hunting and fishing; $8000. P. B. Gallagher, Perkins Hotel, Portland.

SEVENTY-SIX ACRES, RIVER FRONT, under cultivation; one mile east Westport, Astoria Railroad; 7-room house, barn, implements, bearing orchard; terms. M. Gorman, Cathlamet, Wash.

2 ACRES OF HILL PROPERTY—FRUIT trees; house; barn; running creek; one mile east of Lents on Foster road; 5 minutes' walk to carline; $2000. Phone Union 1615.

FOR SALE—FARM, 23 ACRES, 5 MILES from Oregon City, partly improved; will sell on terms. Address Thomas Wike, 461 A Castro street, San Francisco.

10 ACRES NEAR CITY, GARDEN, ORCHard, strawberries, growing crop, good buildings, creek; 150 chickens; bargain. See owner, T 11, Oregonian.

FOR SALE—5 ACRES, ALL IN BEARING fruit; good 8-room house; good outbuildings; close to Vancouver, Wash. 4 N. 6th st. Phone Pacific 2082.

$7000—BEAUTIFUL 330-ACRE FARM, 100 acres cleared, 5 miles from Vancouver; 4-room house; outbuildings. Sherlock & Woerndle, 90 5th st.

$800—40 ACRES NEAR FOREST GROVE; best grape land; fine timber, nice springs; easy payments. 521 Hibbard st., Portland, Or.

WOULD LIKE TO HEAR FROM OWNER of large tract of fir timber, water or rail. Address S 13, Oregonian.

17 ACRES HOOD RIVER FRUIT LAND; price $1000. Phone Scott 1518. 952 Williams ave.

WANTED—TIMBER LANDS.

I WANT FROM 5000 TO 50,000 ACRES choice timber immediately from owners or direct representatives; will pay cash soon as cruised if satisfactory; give full particulars in first letter; references. Thos. P. Thornton, 319 Chamber of Commerce. Phone Main 4261.

WE BUY TIMBER ON NEHALEM, LOWER and upper Columbia, in Douglas County, on Smith, Umpqua and Coquille Rivers, and yellow pine in Morrow, Wheeler, Grant and Crook Counties. Send exact description. Goldschmidt's Agency, 253½ Washington.

TO OWNERS OF TIMBER CLAIMS AND timber. We will buy for cash any good timber tributary to the Nehalem River. Will deal with owners only. Write giving full particulars. Nehalem Investment Co., 823 Chamber of Commerce bldg., Portland, Or.

WE ARE LOOKING FOR A SAWMILL PROposition in or out of the city. What have you to offer. C 100, care Oregonian.

OREGON TIMBER CO., TIMBER LANDS bought and sold. 403-4 McKay bldg., Portland, Or.

IF YOU HAVE A SMALL OR LARGE TRACT of timber for sale, L 96, Oregonian.

FOR SALE.

Horses, Vehicles, Etc.

BAY HORSE, 9 YEARS OLD, WEIGHT 1800 pounds, sound, good puller, will be sold with guarantee. Chestnut horse, 8 years old, weight 1300, stylish, good puller; have no mate; bargain. Team of chunky-built geldings, weight 2600, good pullers, suitable for general purpose, with good set of heavy breeching harness. Nice stylish driving horse, gentle for ladies; can step some. One bay mare, nicely broke, suitable for delivery or ranch. Pair of well-matched steel grays, 5 and 6 years old, sound, gentle, weight 2100, with good pole buggy and harness. Black 4-year-old gelding, broke every way. Dapple gray gelding, 5 years old, weight 1100. 294 Montgomery street.

$35 BUYS BAY HORSE, 5 YEARS OLD, rides and drives.
$50 Buys nice gentle driving horse.
$165 buys big pair of workers, weight 2450, with set of breeching harness.
$25 buys good farm wagon complete.
288 Montgomery.

New grocery, laundry, bakery, milk wagons, 100 second-hand vehicles; single, double furniture wagons; horses, rig rented. Terrillison & Cassiday, 211 Wash. Pacific 507.

$165 FOR COMPLETE NEW CAMP WAGON —3-inch gear, Studebaker; best canvas-top, well ironed; cost $225. Address Fleck's Livery Stable, Lents.

NICE STYLISH 7-YEAR-OLD BAY HORSE, sound, city broke; rubber-tire buggy, used only short time; rubber-trimmed harness; bargain. Main 6227.

HANDSOME 6-YEAR-OLD FILLY, SIRE AL Kinney; good driver, single or double. 211 Washington st. One single buggy harness is the cheapest in town.

ONE STYLISH, FAST DRIVING MARE; also one nice family horse; one 1500-pound team, tray and surrey. Call Sunday or Monday. 272 Hooker st.

FOR SALE—ONE TEAM DAPPLE BAY mares, bodies, age 7 and 8, weight about 2800; sound and true. The Nobby Stable, 12th and Flanders.

WANTED—A GOOD DELIVERY HORSE; must be good traveler; age to be between 5 and 8. Willamette T. & A. Co., Front and Burnside sts.

SNAP—HORSE, RUBBER-TIRED BUGGY, harness, $140; one pair matched mares, 1200 pounds each. Call Sunday or Monday, 272 Hooker st.

FOR SALE—20 HEAD OF BROKE HORSES, well matched teams, for sale by W. E. Jacobs, 1028 E. Alder. Phone Tabor 743.

FOR SALE—1 TEAM OF MULES, WITH double harness; weight about 1100 lbs. each. The Model Stables, 295 Davis st.

FOR SALE—1150-LB. DRIVING HORSE; in good condition; safe for women and children to drive. Phone Main 1885.

FOR SALE—BAY HORSE, 6 YEARS OLD, between 1300 and 1400 pounds; gentle, good disposition. Inquire Monday, 435 6th st.

FOR SALE—BABCOCK SPECIAL RUNAbout buggy and set coupe harness; bargain. Inquire 248 Alder st.

PAIR OF BIG MULES, WELL MATCHED, good age and pullers, with harness and wagon. 294 Montgomery.

ONE BROWN MARE; WEIGHT, 1100 pounds; age, 8 years; good driver. Call 349 Salmon st., Sunday.

WANTED—1400-POUND DRAFT HORSE. Gold Medal Shingle Co., 223 Lumber Exchange. Phone Main 1277.

WANTED—A GOOD DELIVERY HORSE; weight about 1250; must be sound. Harris Trunk Co., 132 6th st.

WANTED—A GOOD DELIVERY HORSE; weight about 1250; must be sound. Harris Trunk Co., 132 6th st.

WANTED—A GOOD DRAFT HORSE, NOT over 10 years old nor less than 1200 lbs. Andrew Kan & Co.

FRESH COW, WITH CALF, FOR SALE at Boys & Girls' Aid Society, cor. East 29th and Irving.

DRAFT HORSES FOR SALE—W. J. KELly, Overland Transfer Co. Stables, 5th and Glisan.

SNAP—GRAY MARE, WEIGHT 1100 LBS., sound and gentle; good single driver. Phone Union 287.

A HANDSOME, SPEEDY DRIVING HORSE suitable for ladies. 89 East 16th. Phone East 174.

HANDSOME YOUNG FAMILY HORSE—Good weight, sound and gentle. 248 Hamilton ave.

FOR SALE—4 GOOD HORSES, 2 WAGONS, 1 heavy harness. At 791 Albina ave., cor. Beech.

HIGHLY-BRED TROTTER, 5-YEAR-OLD gelding, at Central Stables or Phone Main 1127.

WANTED—LEASE ON STABLE, CLOSE IN. Not less than 50 stalls. O 9, Oregonian.

FOR SALE—SECOND-HAND TOP BUGGY. 874 East Everett. Phone East 1491.

CREAMERY OR BAKERY WAGON FOR sale cheap. Apply 114 Russell st.

FOR SALE—PHAETON AND HARNESS, cheap. Box 27, Woodstock, Or.

FOR SALE—PIANO-BOX TOP BUGGY; $25. Phone East 1651.

FOUR HORSES FOR SALE—CALL 742 E 10th st., South.

Pianos.

$400 PIANO, ONE YEAR OLD, PERFECT condition, for $200. 36 N. 17th st., near Washington.

STEINWAY BABY GRAND; EXCELLENT