## FOR SALE—REAL ESTATE.

NORTH PORTLAND.
$3600—I am instructed to sell at great sacrifice new 6-room modern house and lot; will soon be needed for business purposes; this price is far below actual value. Jas. C. Logan, room 20 Raleigh bldg., 323½ Washington st.

HAWTHORNE AVE., corner, $1050 only, 50x100, fine building lot, near 45th st., 100 feet on Hawthorne, fine homes adjoining; lowest price corner on the avenue and one of the best; terms. James C. Logan, room 20, Raleigh bldg., 323½ Washington street.

GOOD INVESTMENT.
Four 5-room flats, thoroughly modern and desirable in every way, in a clean, sightly and handy location; paying well.
HENKLE & HARRISON,
217 Abington bldg.

FOR SALE—By owner, one of the most beautiful new modern homes in Portland; 8 large rooms, fireplace, plate-glass windows, double floors, furnace, cement basement, built-in sideboard, wood lift, laundry. Inquire No. 95 East 18th., cor. Washington.

$2800—6-room house, modern, fine basement, furnace, corner lot, 50x100; south front; E. 11th and Mason sts.; built 1 year, in perfect condition.
A. H. BIRRELL,
202 McKay bldg., cor. 3d and Stark.

FOR the investor, 18 lots, 50x100, East Halsey st., at acreage price; 15-minute car ride, 6-minute car service; price $166 per lot; must be sold on Monday. Dean Land & Improvement Co., 631 Chamber of Commerce, Portland, Or.

## FOR SALE—TIMBER LANDS.

20,000,000 FEET on Columbia River and sawmill.
50,000,000 ft., river and rail; good mill.
8,000,000 ft. on river; small mill.
100,000,000 ft. A-1 fir, Willamette Valley.
1000 acres piling and telephone poles, near railroad, cheap.
Other deals on hand. We solicit your trade, both buying and selling.
M'FARLAND INVESTMENT CO.,
310-311-312 Swetland bldg.

A FINE line of large timber tracts to bona fide buyers, from $2000 to $3,000,000; 60c to $2 per M; 2 or 3 large pine tracts; 25,000-acre tract of crown grant in British Columbia; well located; 2 or 3 fine tie and mill properties; if you are in the market, better see me; references.
THOS. P. THORNTON,
319 Chamber of Commerce.

PLANING mill in A-1 condition, in rapid-growing town of 2000 population and a college; plant running on orders 2 months ahead; making good money, but owner wishes to retire from business; a bargain at $6500; terms. First come, first served. See H. V. Strong, attorney-at-law, 323 Abington bldg.

I SELL Sawmills and sawmill locations; can secure you timber with mill thrown in as cheap as you can purchase the timber alone elsewhere; have detailed descriptions and reports from reliable cruisers on all propositions. C. C. Shay, 506 Abington bldg. Offices with Columbia River Tie & Lumber Association.

280 ACRES, Douglas Co.; will cruise 5 million yellow fir and sugar pine; $3000.
240 acres, Douglas Co., on Smith River; five million feet of timber; $3300.
160 acres, mile and half from Columbia River, about 6 million feet; $4000.
LAMONT & HARRIS, 306-7 Swetland Bldg.

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.

260 ACRES near Beaverton on Tualatin River and Beaver Creek, with 3,500,000 feet, mostly red fir, balance oak and ash; all level and good soil; owner leaving state and wants to make quick sale at $45 per acre; terms. See us quick about this. H. W. Lemcke Co., 122½ Sixth street. Phone.

TO exchange, Hood River farm for Portland property.
It pays to see us.
CHAPIN & HERLOW,
425 Chamber of Commerce.
Phone Main 1052.

TIMBER LAND,
OREGON, WASHINGTON, CALIFORNIA,
JAMES D. LACEY & CO.,
Chicago, New Orleans, Seattle.
829 Chamber of Commerce,
Portland.

320 ACRES A-1 timber near river and sawmill; will cruise 11,000,000 ft. fir and cedar; located in Douglas Co., Or. Address J. H. Sailor, care Woodard, Clarke & Co., Portland, Or.

SIX lots in Woodlawn Heights, will sell any or all or exchange for house and lot, or lot in Irvington, Holladay Park or Willamette Heights. Frank Lucas, 216 Chamber of Commerce.

LARGE tract yellow fir (10 per cent cedar), on Hunter Creek, Curry County, near ocean; bed-rock price from owner's agent: 8,000,000 ft. to claim. C. 310, care Oregonian.

FOR SALE—About 8,000,000 feet of timber, convenient to logging stream. An excellent opportunity for small logging concern or small mill. Imus & Stone, Kalama, Wash.

640 ACRES of large yellow pine, only $9 per acre; investigate this.
ZIMMERMAN & VAUGHN,
303 Buchanan bld.

WILL consider offer on ½ section of pine and spruce, 12 miles northwest of Lakeview. Call or address Hagemann & Blanchard, 91 5th st.

TIMBER bargains, large or small tracts, fir or pine. If you are in the market come and see us. Sphinx Agency, 305½ Stark st.

TIMBER claim estimated at 4,000,000 feet, will sacrifice for cash or trade for good Portland property. O 302, Oregonian.

GOING to California, will exchange Irvington home for California home or acreage, value $4500. N 306, Oregonian.

FOR sale or exchange, modern 6-room bungalow, 4 lots, improved, for acreage on electric carline. C 503, Oregonian.

HOMESTEAD relinquishment; will exchange for city property; will assume mortgage. X 257, Oregonian.

SAWMILL, fine chance; money-making proposition; ready market; cut 20,000 per day. S 301, Oregonian.

TIMBER wanted, Or. or Wash.; large or small tracts. Sphinx Agency, 305½ Stark.

OREGON TIMBER CO. — Timber lands bought and sold. 403-4 McKay bldg.

6000 ACRES yellow fir, well located. C. W. Riddell, 735 Chamber of Commerce.

RELINQUISHMENT of a good homestead, cheap. L 302, Oregonian.

EQUITY of $3000 in city home for small farm.

## 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.

LAND script wanted for Oregon timber lands. Phone A5391. John G. Thomassen, 331 Lumber Exchange.

## FOR RENT—FARMS.

EASTERNER—If you want a farm or ranch, see G. E. Wailing today. Don't buy till you investigate. 243 Stark st.

FARM to rent with 10 acres of hops; good house. Phone East 136 or East 306.

## WANTED—TIMBER LANDS.

WANTED—2 or 3 tracts yellow fir, 10,000,000 to 30,000,000; cruise and quality guaranteed; near wafer; owners only. Oregon Timber & Development Co., 824 Chamber of Commerce.

## WANTED—FARMS.

WANTED—To buy a farm of about 50 to 100 acres; prefer land on the river or carline; give full particulars. L 306, Oregonian.

## FOR SALE—FARMS.

A-1 VALLEY farm, fruit, buildings, 1 mile high school, R. R. station, stores, bank, etc.; 53 acres; improvements worth the price. G. E. Wailing, 243 Stark st.

TWENTY-FIVE acres, mostly cleared; half of it planted in Winter apples; 10 miles south city, close to Salem electric line, living water. Call 289 Morrison.

110 ACRES unimproved land 14 miles S. W. of Portland; all in heavy fir timber; this is a snap; will sell in 10 or 20-acre pieces. F. T. Berry, 4 N. 6th st.

STOCK and fruit ranch Southern Oregon, about 96 acres in fruit, mostly apples and pears; $3500, balance easy terms. Owner, R 313, Oregonian.

CENTRAL OREGON, good lands cheap, for sale by Van Tassel & Davis. Write or call on them for information. Madras, Crook County, Oregon.

## FOR SALE—FARMS.

BARGAINS IN FARMS.
No. 115. 20 acres, 16 in cultivation, 2 miles from Reedville, on Southern Pacific, Washington County; log house, new 24x40 barn, 90 bearing trees; price, $2200; terms; would trade for Portland property.
No. 114. 10 acres, all in cultivation, ¾ mile from Beaverton, 7 miles from Portland; fair 4-room house, good chicken house, old barn, small orchard; price $2500; $1500 cash, balance 4 years at 7 per cent.
No. 7. 4½ acres, all in cultivation, in Hillsboro, county seat of Washington County, 20 miles from Portland; fine 7-room house, in fine condition, good barn and outhouses; select orchard; price $2250; terms.
No. 12. 8 acres, 5 in cultivation, 3 in pasture; ½ mile from Hillsboro; splendid orchard of 4 acres, consisting of cherries, Newton and Spitzenberg apples, pears, quinces and berries; 7-room house, in fair condition, good small barn; price $3000; terms.
No. 16. 152 acres, 100 in cultivation; 3 miles from Carlton, Yamhill County, 37 miles from Portland; good house, 2 medium-sized barns, all implements and some stock included; very rich slightly rolling land; a beautiful farm; price $8000; half cash, balance 4 years at 6 per cent.
No. 17. 87 acres, 50 in cultivation, 4 miles from Carlton; good 3½-acre orchard, good 6-room house, barn 30x40; a fine dairy farm; 8000 cords of oak wood on the place; finds ready market at the farm; price $3000; $2000 cash.
No. 23. 10 acres, all in fine cultivation; town limits of Cornelius, 21 miles from Portland, 2 blocks to railway station; fine modern plastered house, just completed, new barn, medium size (house and barn cost $1500 to build); could cut 10 lots on street of the place and sell for $150 each; price $3000, all cash, or bankable note; this is a fine investment.
No. 29. 665 acres, 480 in fine cultivation, 100 acres good timber, balance pasture; 55 acres of beaverdam, 20 acres in hops; splendid buildings, very large barns; one of the finest farms in Oregon; all modern improvements; railway station on the place; 23 miles from Portland; price $52,000, half cash, if not sold this week as a whole will cut in small places from 5 acres up at $100 for cleared land; fine for a small colony; township will build up at station and is platted now.
No. 34. 105 acres, all in high state of cultivation; good 7-room house, large barn and outhouses, near Glencoe, Washington County, 3 miles to railway station; 5 acres of splendid orchard, all hog-tight fenced, milk route to place; one of the finest farms in the country; price $90 per acre, half cash.
No. 36. 380 acres, 100 in cultivation, 150 in pasture, 130 in timber; half rich bottom land, half slightly rolling; good medium-sized house, 4 big barns and other buildings; all fenced and cross-fenced; R. F. D. and telephone; 3 miles to railroad station, Sumpit, in Benton County; 23 miles from Corvallis; a splendid farm, worth 3 times the money; price $20 per acre, half cash.
These are only a few of our bargains. Call at our office. We have what you want at very low figures.
THE CROSSLEY COMPANY,
301 McKay bldg., cor. 3d and Stark sts.

HOOD RIVER BARGAIN.
22 acres, partly cleared; lies well; best of soil and can be put in first-class condition for orchard at $30 per acre; 8 miles from Hood River, convenient to school, store, etc.; 6-year-old orchard close by recently sold for $1000 per acre; this place can be had at the very low price of $75 per acre; if interested in Hood River lands, call at our office for full information.
DEVLIN & FIREBAUGH,
508-509 Swetland bldg., cor. 5th and Wash.

AN EXCEPTIONAL BARGAIN.
40 acres on the Willamette River; 25 acres in cultivation; comfortable box house and good barn; all kinds of small fruit, with a good family orchard; fine young team, harness, wagon and farm implements, 2 good cows, 4 hogs, poultry, household goods; everything complete on the farm for $2000; act quick. Alfred A. Baker, farm specialist, 215-216 Abington bldg., 106½ Third st.

20-ACRE farm, 12 miles from Portland on the Foster road, nothing better in soil; all level; neat house and barn; fine water, good fences, 600 sacks potatoes, 1000 heads cabbage, 100 tons turnips, 9 tons hay, all goes with place at $3300; $750 cash, balance to suit. This is a snap. Better than advertised, owner leaving for east. H. W. Garland & Co., 101 4th st.

80 ACRES near Corvallis; 4 acres now in alfalfa, and every inch of it alfalfa land; nice 8-room house, good barn and outbuildings; plenty of water; one of the most ideal dairy farms we know of; livestock of all kinds and plenty of implements to run the place; price, including personal property, $6850. We can arrange terms.
THE SPANTON CO., 270 Stark st.

2-FLAT HOUSE—Lower flat, 6 rooms, rents for $25; upper flat, 5 rooms, rents for $22.50; corner lot, 60x100; East Side, 15-minute trolley; price $7000, or will trade for improved farm near Portland worth the money.
THE CROSSLEY COMPANY,
301 McKay bld., 3d and Stark sts.

HOOD RIVER OPPORTUNITY.
160 acres A-1 fruit land; lies well and easily cleared; only 6 miles from railroad station; we can sell the entire tract for $4250 and can arrange terms; here is your chance to get in on the ground floor.
DEVLIN & FIREBAUGH,
508-509 Swetland bldg., cor. 5th and Wash.

A GREAT bargain in 30 acres; 10 acres cleared, 3 acres in hops, lots of fruit; 10 acres more can be easily cleared; 4-room house; good barn and outbuildings; two fine mares; wagons and implements of all kinds; owner has everything on the place for $2000; the biggest bargain we know of in a small country home.
THE SPANTON CO., 270 Stark st.

FOR SALE OR TRADE—77-acre farm; 35 acres in cultivation, bal. pasture and timber; 5-room house, barn, granary, chickenhouse, etc.; 7 miles from R. R., close to school, church and store; will pay difference on good property; price only $2300.
P. J. STEINMETZ & CO.,
193 Morrison st.

HOME AND INVESTMENT.
Only 100 cash, balance $25 per month; must sell; 2 nice 5-room cottages on sightly corner, 50x100; one to live in and other rented; only 20 minutes on East Side car; price $2700; a bargain. Jas. C. Logan, room 20, Raleigh bldg., 323½ Washington st.

GLENHAVEN PARK.
ACRE PROPERTY.
10 acres best of soil, lies nice and level, on county road between Rose City Park and Montavilla; bargain. Price $4000.
DIETZ-MUELLER CO.,
505 Swetland bldg.

APPLE LAND.
80 acres good orchard land in the White Salmon district that will make some one good money; price $2000.
DEVLIN & FIREBAUGH,
508-509 Swetland bldg., cor. 5th and Wash.

FOR SALE—Ranch, 120 acres, in Tillamook County, near Blaine; homesteaded in 1888; owner in Alaska wants money, must sell; price $1000, half cash, balance on time. Swope-Grant Co., 420 Commercial block, Second and Washington.

WEST SIDE INVESTMENT.
$6300—Four 3-room modern apartments, income $70 per month, new priced for quick sale. Jas. C. Logan, room 20, Raleigh bldg., 323½ Washington st.

FOR SALE—$3.50 per acre buys 40 to 320 acres good agricultural land; some timber, Central Oregon; terms, half cash, balance 3 years. Swope-Grant Co., 420 Commercial Blk., Second and Washington.

10 ACRES, with buildings, 5 miles southwest of this city, on carline, suitable for poultry, berries, fruit or suburban home; a good speculation, $2100; terms. Phone Main 4577, or address T 314, Oregonian.

MOSIER FINE FRUIT ACREAGE—10-acre tracts on favorable terms; soil volcanic ash; climate delightful; market, without fail. Particulars at office, B. Wolverton, 204 Mohawk.

25 ACRES fine rich soil, level, under cultivation; few miles from city; half mile to electric car; $200 per acre; terms. Sengstake & Lyman, 90 5th st., near Stark.

NEW 5-room modern bungalow with fireplace, graded street and sidewalks, one block from Hawthorne, $3200; half cash. Inquire at 1046 Hawthorne.

NEW, modern 5-room bungalow, lot 50x100, in Terrace Park. Inquire of owner, 103 Kinzel street, Montavilla. Particulars, phone Tabor 880.

230x280 EQUAL to 10 lots, adjoining Rose City Park, $2000; terms, $850 cash; fine for a home. Purse, 823 Chamber of Commerce. Main 7309.

$1000 FOR two large Council Crest lots, fine view, very easy terms. Purse, 823 Chamber of Commerce. Main 7309.

FOR SALE—20 acres, 1¼ miles east of Clackamas Station; all cleared bottom land; price $2000. Inquire 168 East 6th.

ACREAGE to suit you—large or small tracts—any kind you want. Sphinx Agency, 305½ Stark st.

TWO lots in Alberta cheap if taken at once; also others, owner. T 312, Oregonian.

$175 PER lot, payable $5 month. Purse, at Tremont, Mt. Scott line. Why pay rent?

5 ACRES 4 miles from river, West Side, $100 per acre. 325 Lumber Exchange.

NICE home for sale cheap, owner leaving city. Call today. 475 Shaver st.

## FOR SALE—FARMS.

THE BEST FARM LIST IN THE STATE.
$30,000—2740 acres on the Southern Pacific, station on land, several hundred acres of rich bottom land in cultivation, fine lot of timber; 20-room hotel, good store-house, warehouse, several barns, 3 tenement houses, fine lot of machinery and stock. It's the ideal stock and dairy ranch of the state, and especially adapted for a colony.
$20,000—320 acres, the best farm in Yamhill County, handsome 12-room residence, one of the finest barns in the state, buildings cost over $8000; 260 acres fine state of cultivation, balance good pasture and timber; living water, choice variety of fruit; nice field of alfalfa that cuts 3 crops per annum; lays fine for subdividing into nice garden tracts; crops and machinery go with the place. Would exchange for good Eastern Oregon or Washington grain or stock ranch.
$5000—220 acres, 1 mile railway station, Benton County; nice 7-room residence, good barn, living water, 110 acres in cultivation, 50 acres in good timber, balance choice pasture; schoolhouse on place. An ideal farm, can't be equaled anywhere for the money.
$4500—75 acres, on Camas Creek, Clark County, good 6-room residence, fine large barn, choice variety fruit, rich soil, living water, good roads, 9 miles Vancouver. Would exchange for Portland city real estate.
$3200—100-acre ranch near Blodgett Station, Benton County, comfortable, choice variety bearing fruit, extraordinary good fruit belt, soil is rich, crops always good. No place on earth can beat it.
$1800—40 acres on O. W. P. carline, 20 miles out, small house, barn and other buildings, rich soil, living water, an ideal place for dairy or poultry.
Remember, you'll never get the bargains until you see us.
THE DUNN-LAWRENCE CO.,
248 Alder St.

SELECT FARM LANDS.
A very fine stock and dairy ranch, 12 miles northeast of Vancouver, containing 160 acres, 33 acres in cultivation, 6-room house, barn 30x80, with 14-foot sheds on each side; running water. This is an ideal location; plenty of outrange. Price $4500, half cash.
87 acres at Aurora, 50 acres in cultivation, 6 acres in timber, 2 good sets of buildings, the making of two good farms. Price, including stock and implements, $7700.
160 acres near Elkhead, Or., 4,000,000 feet of good sawy timber, cattle, goats, hogs, chickens, furniture; everything for $2000.
235 acres rich valley land near Lebanon, Or., $35 an acre.
80 acres, 6 miles east of Washougal, Clark County, Wash.; well improved; crops, stock and tools, $2200.
60 acres at Battleground, partly improved; $4500.
20 acres on Base Line road, 8½ miles east of the business center of Portland; $200 an acre.
246 9-16 acres, highly improved farm, 22 miles southwest of Portland. Price, including stock and implements, $10,000.
Great bargain—40 acres near Proebstel, Clark County, Washington; $2000.
50-acre farm, 9 miles southeast of Portland; this is well worth the price; $6000.
ALFRED A. BAKER, Farm Specialist,
215-216 Abington bldg., 106½ 3d st.

FINE FRUIT OR STOCK FARM.
123-acre farm on Sandy River, 8 miles Troutdale, railroad, electric line or boat landing, on main traveled road road, 32 acres in cultivation and in hay and 20 more almost clear; 90 acres tillable, balance good pasture land, 30 acres fine merchantable timber; two springs, can be piped to house; fine outrange; small house, good large barn. This is an A-1 fruit district or will make a fine stock or dairy ranch. If sold before my contract expires, only $3500, if after, not less than $4000 or more. This is a bargain.
J. FRANK PORTER,
222 Washington Street.

FOR sale or trade for country store, 43 acres beautiful Lewis River Valley; 30 acres under cultivation, fine garden land, five acres orchard, eight acres fine timber, creek of living water running across, county road running by door, school house across road; comfortable house, good barn and chicken houses; 200 pullets just beginning to lay; 3 good cows, 2 hogs, 1 span horses, harness, wagon and buggy; 2 incubators, 5 brooders; a crop of corn, beets, carrots and potatoes now on place. Be quick, this won't last long. Address H. Fallman, Woodland, Wash.

CRANBERRY LANDS.
OVER $15,000 FROM 40 ACRES.
Why not invest in a few acres of cranberry marsh while it can be had at reasonable prices, as the price is sure to double and treble in the next few months because of the limited quantity of such lands. Over $15,000 worth of cranberries were harvested from 40 acres of marsh adjoining my lands this Fall. Prices of land range from $40 to $100 per acre at present.
J. FRANK PORTER,
222 Washington Street.

80-ACRE FARM.
3 miles from Scappoose, Or., 6-room house, barn, woodshed, etc.; 300 bearing fruit trees, spring and running water, some heavy saw timber, about 15 acres in cultivation, the best bargain we know of at $25 per acre.
80 ACRES OF TIMBER.
Second growth, average 10-inch stuff, near Cazadero carline, we are making the extremely low price of $700 on this for quick sale.
THE VETERAN LAND CO.,
165½ Third St.

HOOD RIVER BARGAIN.
$700 cash will handle an ideal little place of 2½ acres, all in berries, orchard and garden; 4-room house, barn, good well and fences on place; finest kind of soil and lies well, on the main county road, only two miles from Hood River; if you want a model little place in this beautiful valley at a bargain, better see this before it is sold; the price is only $2100.
DEVLIN & FIREBAUGH,
508-509 Swetland bldg., cor. 5th and Wash.

IT MUST BE SOLD AT ONCE.
40 acres of extra choice fruit and berry land in the White Salmon Valley. It is 5 miles from the Columbia River, and the White Salmon River forms one boundary. It is an ideal location for Spitzenberg and yellow Newtons; 15 acres almost ready to plant to trees and berries. Plenty of spring water. Price, only $50 per acre. For full particulars address J. C. MacInnes, specialist in fruit land, White Salmon, Wash.

FARM BARGAIN.
Eastern owner will sell 165 acres N. W. of Forest Grove, of which 80 acres is under plow, 40 acres finest bottom land, with 1000 bushels of oats, some rye, 25 tons of hay, 200 bushels of potatoes, 2 horses, 4 head of stock, 8 cows giving milk, 35 hogs, 15 ready for the market; machinery; 2 houses, one 5-room and one extra good 8-room, new barn, sheds, etc., all for $6500, on very reasonable terms.
HAGEMANN & BLANCHARD, 91 5th st.

DAIRY RANCH.
Here's a chance, 260 acres known as the Helman place, 5 miles from Washougal, 80 acres under cultivation, 6 acres in orchard, 20 cows, 1 bull, 3 horses, 7 pigs, wagon, buggy, farm implements, 7-room house and barn; owner leaving city and will sell at very reasonable terms; $1500 will handle or will take city or country property in trade. See us quick on this.
H. W. LEMCKE CO.,
Phone M. 550. 122½ Sixth Street.

APPLE LAND.
40 acres improved farm in one of the best apple or fruit districts in the state situated on the Sandy, short distance Mount Hood electric line, on main county road, near school; fine spring, good orchard, all nice and level land; buildings alone worth more than ask for the place; only $1100 if sold at once.
J. FRANK PORTER,
222 Washington Street.

EUREKA LAND COMPANY.
It has again been demonstrated that fruit farming pays better than any other kind of farming. We have excellent bargains in fruit farms, and the manager of this company being a practical fruit grower and interested in seeing every man in the business succeed, will spare no pains in starting you right. 411 Buchanan bldg., Portland, Or.

80 ACRES near Mosier, the great apple country; 50 acres good apple land when cleared; 6 acres now cleared.
Here is a place full of wonderful possibilities for an energetic man; house, barn, livestock, chickens, everything you can think of for a small place for $1800.
THE SPANTON CO., 270 Stark st.

FINE FARM adjoining Ladd-Reed farm, at Reedville; 4000 cords wood; ½ mile R. R. station; house and barn; 12-acres genuine beaver dam; 40 acres slashed; 129 acres all told. Will sell at $50 per acre. Lands adjoining on all sides selling $150 per acre and up. K 276, Oregonian.

FOR LEASE—320 acres, all under cultivation; 10 acres orchard, all well fenced; 9-room modern house, on property, 50 miles from Portland, on railroad; will lease for $80 per month; immediate possession. XXX, care of Oregonian.

5000 SHEEP, $4 per head; 3000 acres land, $5 per acre; 250 tons new hay, $6 per ton; four horses, farm implements, $1000; 150 head cattle, $20 per head. See James Connolly, Burnet Ranch, Crook County, Oregon.

ENGLISH WALNUT land in tracts of from 10 to 320 acres; the finest in the Willamette Valley, near Monmouth and Independence; also apple, pear, cherry and prune land. J. H. Moran, Monmouth, Polk Co., Oregon.

20 ACRES, $150 per acre, 3½ miles from postoffice. 325 Lumber Exchange.

$3000—Two cottage houses, 209 and 211 Gibbs st. See owner, 841 Front st.

## FOR SALE—FARMS.

CHOICE FARMS, GUARANTEED AS REPRESENTED.
$2600—On easy terms, for a fine 10-acre well-improved fruit farm; close to cannery and Newberg College.
$2800—Nice 30-acre place 12 miles from Portland; a splendid buy.
$4500—80 acres 14 miles from Portland; good buildings; first-class soil; 30 acres in timber, with enough cordwood on it to pay for the place; easy terms given.
$45 per acre for an excellent 400-acre tract facing two navigable rivers, about 30 miles from Portland; good buildings; fine soil; a great bargain; boat landings on place; one-third cash, balance to suit, 5 per cent.
$150 per acre for a splendid 175-acre tract in high state of cultivation, with first-class buildings; right on carline; best place inside of 9 miles of center of Portland; can be subdivided into acreage and money trebled; very easy terms given.
Choice farms and stock ranches of any size and kind, all through the Northwest. Square deal given everyone.
F. FUCHS, 221½ Morrison st.

$4500—160-acre farm, elegantly improved, one mile of railroad station; has 17 acres in hops; all smooth land and the making of a beautiful farm; 20 acres heavy oak timber. 20 acres, only $20 per acre, fine fruit land, near Forest Grove; $100 down, $10 per month; only chance like this you'll ever get. $3750—80-acre farm near North Yamhill; 60 acres cultivated; spring water piped across the farm; house and barn; one of the most picturesquely situated home places in the West; is offered $1000 less than real value.
B. S. COOK & CO., 251 Alder st.

IF you are looking for a bargain in farms, don't fail to see the Home Land Co.'s list unimproved from $5 to $100 an acre.
THIS IS AN IDEAL BARGAIN.
20 acres of choice land, 12 acres in crops, fine 5-room house, with fireplace, tool shed, barn, all farm implements, in fact everything ready to go to living and making money.
HOME LAND CO.
145½ First.

## TO EXCHANGE.

WHAT have you to trade for elegant residence and two 8-room cottages in Eastern city of 15,000, 2 hours from Chicago; also finest gentleman's country seat site of 12 acres, on banks of Hudson River, with finest scenery of mountains, river and cities in the world; 2 hours from N. Y. City, and from 1 to 3½ miles from 8 other cities. Owner, O 300, Oregonian.

EXCHANGE.
220 acres corn land in Colorado near Springfield, value about $2500; will exchange for rooming-house West Side; must be A1 proposition and from owner direct. K 303, Oregonian.

WHAT have you got to exchange for an equity in 2 choice East Side residence lots, streets graded, water mains laid and cement walks all paid for. N 310, Oregonian.

¼ BLOCK and buildings in Vancouver, Wash., value $6500, income $120 per month; will exchange for equal value in Portland property. 108 2d, Portland, Or.

THREE new modern houses; rent will pay 7 per cent on $14,000; mortgage $5000; will consider rooming-house, vacant or country property. J 307, Oregonian.

I WILL trade an equity in a valuable acreage close in for a good livery stable or livestock; worth about $3000. Address B. F. Wagley, Cascade Hotel.

FOR sale or exchange, 160-acre fruit and stock farm at White Salmon, Wash., for Portland property. Address John Lealand Henderson, Hood River, Or.

160-ACRE farm near Columbia River in Skamania County, Washington, in exchange for city property. 620 Marquam building.

WE have a farmer who wants to exchange a 700-acre ranch for Portland property or acreage near Portland. Call at 250 Stark street.

WHAT have you to trade for a lot at Mt. Tabor? Will give or take a difference. American School of Music, 323½ Wash. st.

WILL sell for cash or trade for house and lot, my grocery, cheap rent, 4 living rooms; lease; owner. T 311, Oregonian.

WANTED to exchange, State of Oregon in valuable patent household necessity for vacant or equity. X 302, Oregonian.

SEE "CLIFFS."

WILL exchange equity in two choice residence lots on East Side for furniture or piano. Call 268 Stark st., room 32.

WANTED—Oregon fruit land; I have half section of North Dakota wheat land to exchange. Phone A 5678.

WILL trade first-class talking machine for house painting. Portland Phonograph Agency, 128 7th st.

TO TRADE—The furniture of a nice rooming-house for a small farm; investigate. F 292, Oregonian.

A MODERN 7-room house on East Side to exchange for vacant lots or farm. Address S 308, Oregonian.

A $52 Ellers piano certificate for good phonograph and records. Phone Sellwood 453. O 301, Oregonian.

WILL take $2000 cottage as first payment on my beautiful 8-room residence. Phone East 386.

TO EXCHANGE—Feed and sale stable, full of boarders, for acreage. A 300, Oregonian.

8-ROOM house near Union avenue, $2500 for 4 or 5-room cottage. R 308, Oregonian.

MODERN house, will take good vacant property part payment. N 302, Oregonian.

OR SALE—Paying general store and building, coast town, $2500. C 196, Oregonian.

TOURING car or runabout for modern house and lot, West Side. H. L. Keats Auto Co.

WANT plasterer or carpenter who will exchange work for lot. J 309, Oregonian.

WILL exchange fine diamond ring for good horse or buggy. 835 East 28th st.

WILL exchange $50 guitar for guns or fishing tackle. V 309, Oregonian.

## WANTED—REAL ESTATE.

WE have customers waiting for 6-room modern houses in desirable locations.
We have recently made several good sales of desirable properties to people from the East locating in Portland. Let us offer your property.
THE CROSSLEY COMPANY,
SPECIALISTS IN RESIDENCE PROPERTIES.
301 McKay bld., 3d and Stark sts.

I DESIRE to purchase a lot 50x100 on West Side, between Everett and Marshall, 16th to 25th, or between Main and Montgomery, 6th to 14th; mail me your price or call. Address 631 Chamber of Commerce.

WOULD accept a position in good real estate office; well acquainted both with city and business; commission or salary; can furnish references and bonds if required. F 291, Oregonian.

REAL ESTATE MEN, ATTENTION—We have customers for real estate, business chances, stocks, etc.; write for particulars. West Coast Information Co., P. O. box 336, San Francisco, Cal.

IF you have a 6 or 7-room modern house, walking distance, West Side, south of Madison st., call Monday; price must be right and location extra good. Wm. Bailey, 204 Morrison st.

BUYERS waiting for homes from $1500 to $5000; now is the time, today; don't wait for tomorrow. G. S. Draper, 343½ Washington st., rooms 3 and 4, cor. 7th.

WANTED to purchase 2 to 5 acres on or near Linnton road, West Side, between Portland and Claremont. Address W 314, care Oregonian.

A PARTY wishes to buy 5 or 10 acres from owner in Washington or Oregon; must be cheap for cash. 126 N. 12th or phone Main 4616.

THIS is a call for more property.
"LIST WITH US."
LAMONT & HARRIS, 306-7 Swetland bldg.

MODERN residence, close in, about $3500, will pay half cash, balance in well-located lots on carline. T 307, Oregonian.

WANTED—A 5 or 7-room house on West Side, state price, location and terms; no agent. R 300, Oregonian.

WANTED—5, 7-room house, yard; must be bargain; give particulars. Phone number. A 311, Oregonian.

WANTED FOR CASH—Two lots near Alberta car line; must be cheap. B 314, Oregonian.

WANT to buy, from 10 to 40 acres, 6 to 10 miles city; no agents. Address 598 Albina ave.

I WOULD buy good income property if a bargain. N 300, Oregonian.

WANTED—All kinds of property. H. W. Garland & Co., 101 4th st.

WANT to purchase small cottage on easy terms. V 305, Oregonian.

## FOR SALE.

### Horses, Vehicles, Etc.

ONE dark gray horse, 5 years old, $110; 1 bay horse, good size, $95; 1 light gray, $75; 1 bay, broke double, good chunk, 4 years old, $75; 1 sorrel mare, $65; 1 gray mare, $60; matched bay driving horses, city broke, $190; 1 span of gray mares, suitable for delivery, 5 and 6 years old, city broke, $180; 1 pair sorrels, $110. T. Bright, Lents, 2 blocks from station.

PUBLIC SALE.
The undersigned will sell at public auction at Fashion Stables, Washougal, Wash., Tuesday, October 29, 8 head young work horses, almost new lot of buggies and wagons, several sets of nearly new harness, saddles and horse-blankets.
A. BUCHEL.

MUST SELL AT ONCE—Leaving city, big cheap work team, one good driving horse, rubber-tired buggy, 2 sets of harness and furniture of 4 rooms. 835 E. 28th st. W. W. car to Kenilworth.

CERTAINLY a bargain; sorrel mare, very gentle; pacer; weight 1000 pounds; nothing like her in city; set new single harness; $95. 446 Flanders, corner 11th. Call for Moffett's mare.

ONE nice team of bays, weight 1150, five years old; one brown mare, weight 1000, eight years old; one team, 1400; one team 1500. Nobby Stables, 12th and Flanders.

RUBBER-TIRE runabout, good as new, $45; surrey, in good condition, $35; hack, 2 seats, $20; light wagon, $15; 3 sets of harness cheap. 294 Montgomery st.

ONE registered Jersey bull, one registered Shorthorn cow, two registered Berkshire boars, very cheap. Ask S. Ban Co., 34 N. Third st., cor. Couch.

FOR SALE—Two teams, 5 and 6 years; weigh 3000 and 3100 pounds; sound, no blemishes. W. J. Kelly, Overland Stable, Fifth and Glisan.

ONE team of heavy horses, wagon and harness for sale. Inquire at Farmers' Stables, Front and Columbia sts., between 7 and 10 o'clock.

FOR SALE—Light bay horse, about 950; drive single or double; price $75. Apply 63 Gilham ave., Mt. Tabor. East 5592.

WANTED—Cheap farm team, also harness and light wagon, low, wide-tired wheels preferred. M 312, Oregonian.

$100 BUYS 8-year-old bay horse; weighs 1200; sound and good puller; owner must sell by Monday. 294 Montgomery.

FOR SALE—One team weighing 1450 lbs., sound and tame to pull; 8 years old. G. R. Howitt, Montavilla.

CHEAP—One 8-year-old mare, weight about 1100; very good traveler; city broke. 1480 Macadam st., Fulton.

TO RENT—Small horse, work anywhere, saddle or harness. 321 East 8th st North. Phone East 2619.

TWO good horses for sale, will ride or drive. Inquire at W. H. Boyd's horseshoeing shop, 49 N. 4th st.

FINE Jersey cow and calf; also beautiful family horse, harness and buggy. 1627 Peninsula ave.

THREE head good work horses and one 2700 matched team for sale. Phone Exchange 80.

FOR SALE—Cheap if taken at once, 3 good sound horses. Hoffman, 510 Commercial bldg.

Hubert & Hall, 266 4th, dealers in horses and vehicles; horses and vehicles for rent.

ONE span brown mares, weighing 2900 lbs. Russell & Gantenbein ave. Phone East 4804.

FOR SALE—Express team, about 1200 lbs.; wagon and harness. 1184 E. Sherman st.

NOTICE—Must be sold; some good horses at a sacrifice price. 23 N. 14th st.

FOR SALE—One horse, four (4) years old; Hambletonian stock. 144 E. 24 st. N.

FOR SALE—Good work team, very cheap. 182 E. 34th st. Phone East 282.

### Pianos.

IN our exchange piano department we offer tomorrow: Steiner, rosewood, $96; Fischer, medium-size, $117; Barmore, sold three years ago in St. Paul for $300, case and action in good order, now $125; a Steinway upright, fancy mahogany case, one that usually $550 is asked for, goes for $265; another Steinway, black case, $212; a superb colonial designed Kimball, in fancy mottled walnut case, $265; a Hardman, largest size, $172. These prices should be for spot cash, but easy payments will be arranged for any responsible buyer, extending over a period of two years for the additional simple interest of 8 per cent. Address or call Ellers Piano House. Exchanged piano department, 353 Washington st. (Everything we sell we guarantee—money back if not satisfied.

STEINWAY concert grand, rosewood case; an exceptionally sweet-toned instrument; was Paderewski's tour piano; just the thing for a studio or conservatory; in first-class condition. Phone Pacific 3013.

PIANOLA with piano, mahogany; perfect condition; $400; cash or terms. 618 Tourny bldg., 2d and Taylor.

STEINWAY upright piano, $190; Decker, $38; pianola, $125; organ, $12. Gliean blk., 1st and Ash.

PONY, gentle for children, cart and harness; owner leaving town, must sell. 446 Flanders st.

PIANO, practically new, at a bargain for cash, or on payments. Adress E 307 Oregonian.

$52 CERTIFICATE, good at Ellers in trade, for sale cheap. Mrs. Reznor, Linnton, Or.

NEW piano in perfect condition; price reasonable; terms easy. Call 289 Taylor st.

PIANO, upright, good make, nice condition, $165; cash or terms. P 302 Oregonian.

FOR SALE—Piano, first-class Emerson, worth $550, for $250. Apply 312 3d st.

TO RENT—A good upright piano. Phone Main 4415. 555 Yamhill st.

PIANOLA in good condition; price $90. G 298, Oregonian.

### Miscellaneous.

FOR SALE—New and second-hand billiard and pool tables; easy payments; we