

NEW TODAY.

IRVINGTON The cream of Irvington, the exclusive, high-class residence district of Portland, lies between East Seventh and East Fourteenth streets, between Knott and Klickitat streets, and was known for years as the Irvington racetrack.

IRVINGTON The most extensive and high-class piece of street improvement work ever done in Portland is now under way in this tract. The streets have all been parked, sewers, gas and water mains laid, and carried with service pipes within the curb lines, and cement walks and asphalt pavements are now being laid. Fifty teams and over two hundred men are employed by this work, and it will be completed this Summer.

IRVINGTON Has building restrictions that make it the ideal home neighborhood. Nothing can be built but dwellings, costing \$2500 or more. These restrictions and high-class street improvements make it desirable for the best residence purposes, and will increase the value of the property rapidly.

IRVINGTON Now has good streetcar service. The Woodlawn or Alberta cars leave Washington and Second streets every five minutes. Get off at Morris street, walk one block east to our Irvington office, and we shall be glad to give you all the particulars about this fine property. MODEST PRICES EASY TERMS ROUNTREE & DIAMOND 241 Stark St., corner Secs. East Seventh and Morris Sts., Irvington.

ON THE RIVER A home on the river is one of the most desirable places imaginable. We have some beautiful places fronting on the river, with the many CHOICE residences under construction and the improvements going on. SEE US NOW.

Humason & Jeffery 226 Stark Street, Main 1185.

Holladay's Addition The one BEST place in Portland to buy GEOGRAPHICAL CENTER and MOST DESIRABLE residence property of the city. SEEING IS BELIEVING—BETTER GO and see the many CHOICE residences under construction and the improvements going on. The Oregon Real Estate Company 88 1/2 Third street, Portland, Oregon.

A New Plan We will sell your property for you and not charge you any commission, and will not advance the price, but simply tell our customers your price and send them to you. See us about this new plan of selling real estate.

Martin J. Higley 132 Third Street.

10% Investment Two flats, corner E. Stark; room for two more flats, lot 67x100; well built and always rented; handy to both Morrison and Ankeny cars. Price \$5400; \$2400 cash, \$3000 6 per cent.

A SPECIAL BARGAIN 52 acres of \$250 per acre land situated on the Columbia Slough. This land is in line for factory sites, being convenient to the city; 1/2 mile from the Swift lands in front of the city; must be sacrificed at less than half its value; \$100 per acre.

PORTLAND REAL ESTATE CO. C. B. DEBURG, Mgr. 220 Abington Bldg., 106 1/2 Third St. Phone Pacific 773.

NEW TODAY.

REAL SNAPS LOTS Nice lot on E. Twenty-ninth and Going; part cash. \$300 Fine corner, Woodstock; \$50 cash, bal. \$10 per month. \$300 50x100 E. 33d st., between 2 nice houses; 150 feet from car. \$900 50x114 E. 34th and Tibbetts sts. \$100 cash, bal. terms. \$1250 40x100 E. 12th and Division. \$1700 \$500 cash; fine place to build 42x100, on Kelly st., South Portland; grand view of river. \$2000 50x100, 1st, near Meade st. \$2000. See us nice.

HOUSES Small house and 100x100 on Clinton st; right on carline. \$1350 5-room cottage and nice barn. \$1800 Minnesota ave., half cash. \$2400 Sweet 7-room house, lot 60x100; Sellwood; \$1000 cash. \$2750 Good 8-room house, 50x100; East 21st st., near Prescott. \$3300 Elegant 7-room bungalow, lot 100x100; East 13th and Prescott; part cash. \$3500 Good 8-room house, 4th and Sherman, West Side; 1/2 cash. \$4250 New modern, swell 7-room house; 21st st., near Prescott; \$5000 cash; near car barn. \$4750 Elegant new 7-room house, East Main st.; close in; \$1500 cash; walking distance. \$5000 Modern 8-room swell house, E. 18th and Washington sts. \$5000 Swell 7-room house; South Portland; overlooks the river; grand view; half cash. \$5400 Elegant 8-room house; Halsey st., Irvington. We have several other elegant homes in Holladay.

ACREAGE 11 acres on German road, near Union. A snap sure. \$800 5 acres on Section Line road, not far from reservoir; terms; a snap. \$1250 1 acre highly improved, fine house; W-W carline; 1/2 cash. \$4000 9 1/2 acres, good house, and 20 fruit trees; 1/2 cash. \$5500 11 fruit trees; all in cultivation; Millwaukie Heights.

INVESTMENTS Flats, close in, East Side, paying 10 per cent. \$8250 Flats on E. 12th st., paying nearly 11 per cent. \$12 500 \$5000 cash. 2-story brick on Front st. Rent \$80 per month. \$14 000 Nice business corner in the city. We have others. Call and see us and we will show you. \$15 000

Grussi & Gantner Room 7, 265 Washington St., Corner Third.

Council Crest Bungalow 8 Rooms—Ground 100x100, house just completed and it's a perfect dream; nothing like it in the city. The view is perfectly grand, as well as everything else connected with the place. Owner is leaving the city, hence this great sacrifice. Price, including furnishings, \$10,000.

Dietz-Mueller Co. 417 and 418 Corbett Bldg.

RICH! RICH! RICH! 35 acres, \$75 per acre. Elevated building site overlooking the Willamette River.

In one of its most attractive, charming and picturesque spots. Only 25 miles from Portland. Soil very rich and productive. An excellent investment. Delightful for a home.

THE JACOBS-STINE COMPANY Co-Operative Farm Lands Department, 148 Fifth Street, Portland, Or.

TWO WEEKS AGO I told you of the snap on 11th street for \$7000. I sold it last week. Now some of you are sorry that you let it pass. I have another now on 5th street, a splendid proposition, 50x100 lot, good house, and room for another apartment-house or flat. Fine neighborhood; 10 minutes' walk. This will go this week. \$7000, terms.

J. R. STIPE 223 Chamber of Commerce.

Read Carefully Notice the price of these lots. THEN THINK

50x100, Poplar st., Midway.....\$ 350 50x100, Ellis St., Midway.....\$ 450 50x100, East Harrison.....\$ 550 50x100, E. 21st, near Hawthorne.....\$1000 57x100, E. 34th, near Hawthorne.....\$1050 50x100, on Hawthorne ave.....\$1100

EASY TERMS. KNAPP & MACKEY 7 Chamber of Commerce.

An Excellent Home \$2200—a splendid, new, 8-room home, with 50x100-foot corner, at Clark's Station, on Mount Scott carline; modern conveniences. This home was built by the owner for a home and not to sell. Everything in fine shape. Terms. No phone information.

R. H. BLOSSOM 315 Chamber of Commerce.

NEW TODAY.

Do You Want to Locate on an Irrigated Fruit Tract We would like to talk to you if you do, as we are prepared to make inducements to a few of the right kind of settlers. We have a beautiful location—elevation just right—best soil and drainage—unusual transportation facilities—and plenty of water ready for immediate use.

GRADED STREETS SIDEWALKS BULL RUN WATER BUILDING RESTRICTIONS IN JONESMORE Lots are 50x100 \$350 to \$500 Includes All Improvements On Montavilla Car Line Agent at Tract Geo. D. Schalk 264 Stark Street Main 392, A 2392

Palouse ORCHARDS in the Washtucna Valley is the place—and Now is the time. Maps and literature free; call or write for them. The Palouse Irrigation and Power Co. 246 Stark St., Portland, Oregon.

Quarter Block on Nob Hill, with 4 9-room houses—a good income piece of property; or I will sell each house separate. Will make 4 fine homes. Income, \$142.50 per month. Half cash will take it.

Martin J. Higley 132 Third Street.

IRVINGTON We have for sale some of the very choicest residence property on the East Side. It is close in, within reasonable walking distance and ideally located for home building. The price includes all improvements, including sewer, gas and water mains, cement sidewalks and gravelled streets. Building restrictions, Thompson street is being improved with bitulithic pavement. The tract is bounded by East Seventh, East Thirteenth, Thompson and Braze streets. Take any Union avenue car and get off at Eugene street and inspect this very desirable property. It will pay you to do so. For prices and terms inquire of

CHAS. K. HENRY & SON 250 Stark street, Portland, Or.

Residence for \$3500 On Hawthorne avenue, not very far out. Fine, handsome residence of 7 rooms; built last year and, therefore, as modern as house can be; extra large lot. Very little money down and installments on the balance.

Whiting & Rountree 82 1/2 THIRD STREET.

HANFORD & BLACKWELL CIVIL ENGINEERS, Railroads, Power Plants, Industrial Plants. 1101 Alaska Bldg., Seattle, Wash.

LOANS REAL ESTATE FIRE INSURANCE Administrator of estates and care of large interests a specialty. R. H. BLOSSOM 315 Chamber of Commerce.

\$6500 Nearly new 8-room modern residence on Wasco st.; furnace, fireplace, cement basement and floor; lot 72x100; paved street, sewer, cement walk, fine lawn, shrubbery and flowers. J. F. O'Donnell 230 Stark st. Phone, Main 4561; A 256L.

NEW TODAY.

GOOD BUYS INVESTMENT—2-story brick, full lot, leased 3 years, 8 per cent net; terms. Talk to us. \$36,000—56x100, West Park, near Stark, with two houses renting \$75, or will sell 110 West Park frontage; easy terms and a splendid apartment site. \$22,500—Quarter block, Holladay avenue, business district; well improved. Renting \$167 per month. Cash wanted, but make us an offer. \$7000—One of the neatest and best of thoroughly modern homes in Irvington, with grounds 65x100. Must sell account owner leaving city. \$6500—A modern home, corner Hawthorne avenue; a beauty and terms. \$6000—Modern home, full lot; Broadway, near 8th. \$7000—One of the prettiest homes, every modern convenience; Willamette Heights; \$3000 will handle. \$5500—Desirable residence quarter, East Tenth st.; must raise cash, and no reasonable offer declined. \$3500—Two lots on Thurman near 28th; the biggest value for the least money, and a superb site for flats or apartments. \$5250—A whole block in St. John, near Postoffice. Half cash will handle. \$2400—A neat story and a half cottage, 900 Minnesota avenue; half cash. \$700—4 lots, Peninsula, small cash payment, balance installments.

FOR EXCHANGE Full lot, three old houses, South Portland, paying big interest; will exchange equity \$2300 for small dwelling or good building lot. 80-acre ranch, Clackamas County, valued \$70 an acre, for city residence. Corner business lot, factory district, North End, valued \$4000, for dwelling or flats equal or greater value. Northern California orange grove, valued \$4000, for residence or choice residence lot. JACKSON & DEERING Phone Main 845. 246 Stark Street.

FOR THE Homeseeker FOR THE Investor FOR THE Orchardist 12,500 ACRES IN THE FAMOUS UMPQUA VALLEY THE ITALY OF AMERICA

About 200 miles south of Portland, on the main line of the Southern Pacific R. R., TRACTS from a town lot up to any number acres. Price, from \$10.00 to \$100.00 per acre. Terms, one-fourth cash, balance on time to suit purchaser, with 6 per cent interest. No other locality in the state is so little susceptible to frost. The land is located in the locality that markets the first strawberries and vegetables in Oregon. Two railroad stations on the tract. Corn and peaches raised on this tract given first premium at State Fair at Salem. Apples, Cherries, English Walnuts and Pears grow to perfection. Ideal for melons and small fruits. Paradise for all kinds of livestock. Especially adapted to diversified farming. Purchasers can have tracts set out to fruit and taken care of at actual cost until bearing. Buy direct from owner, F. B. WAITE, Roseburg, Oregon. Or Room 336, Chamber of Commerce Building, Portland, Oregon.

TIGHTEN YOUR GRIP ON INDEPENDENCE BY OWNING YOUR HOME New modern 6-room house; all improvements in, only \$2500. Modern 6-room house, near East Ankeny car line, \$2100. 8-room, 2-story house, South Portland, \$2300. 12-room house, large lot, with grand view, southern part of city. 2-story, 8-room house, lot 130x160, \$2300. 2-story, 8-room house, \$3500. 2 1/2-acre lots, Concord Heights, 3 blocks from car line, only \$150 each. Fine high lots 50x100 feet, good car service, streets graded, cement walk, Bull Run water, only \$550. We can make good terms on these.

Remember, We Handle Only Such Property As We Can Recommend. Portland Trust Company of Oregon S. E. Corner Third and Oak Sts.

315 Acres, \$35 Per Acre Twenty-five Miles From Portland Here you can make one of the most beautiful homes in Oregon, overlooking the Willamette River in one of its most charming sections. 60 acres in cultivation, 80 acres almost ready for the plow. Remainder covered with very valuable body of fir piling and large body fir. Excellent boat landing on the water front. This is simply another of those fine bargains which we have ferreted out and offer you. Act quickly, for it will go soon. That 340 tract we told you of last week was taken by the first man who saw it.

The Jacobs-Stine Company Co-Operative Farm Lands Department, 148 Fifth St., Portland, Or.

SNAP \$10,000 cash will handle fine quarter block, Nob Hill, on 18th street, south of Johnson. Four modern 8-room houses, income \$142 per month; houses alone worth the money; balance 6 per cent. Owner's sacrifice, your gain; few days only; pays nearly 8 per cent. FRANK BOLLAM, 125 Third Street.

Abstracts Lawyers Abstract and Trust Co.—Suite 8, over Portland Trust Co. B. & N. 31. 560. - - - A 4222

Mortgage Loans Lowest rates of interest. LOUIS SALOMON, 233 Stark street, near Second.

GEORGE BLACK, PUBLIC ACCOUNTANT, 225 Worcester Building, Phone Main 8371.

NEW TODAY.

COME OUT TODAY AND SEE RAILWAY ADDITION TRACT Corner Lots \$100 Inside Lots \$ 85 TERMS: \$10 Down and \$5 Monthly 10% Discount for Cash Improved streets, 5-cent fare, good soil. Title guaranteed perfect. No building restrictions, and immediate possession. AGENTS AT TRACT EVERY DAY, INCLUDING SUNDAYS Take Montavilla car at corner 3d and Morrison streets, get off at the corner of Villa and Hibbard streets, Montavilla branch office; for further particulars call office.

C. P. WELLS 231 Worcester Building, Phone Main 3283.

SNAP! SNAP! Beautiful Country Home short distance outside city limits, consisting of 3 acres of land, 8-room modern house and barn, bearing orchard of 150 trees—apples, cherries, plums and prunes; windmill and tank, with running water in house and barn. This place is an ideal country home with all the advantages of quick transportation, being only 35 minutes' ride on the Waverly-Woodstock car. Will be sold at a very low price, on terms to suit purchaser at 6 per cent on deferred payments. W. L. PAGE, 204 Failing Building.

Fine Farm Of 104 acres, 75 acres in a high state of cultivation, balance timber of oak and fir, good part pasture; fine spring branch in timber; no waste land on farm; good barn and other outbuildings; old bearing orchard; 12 miles north Salem on fine level road; 1 mile west Oregon Electric Railway Co.; telephone and R. F. D.; 1 mile to school and church; location beautiful; price \$75 per acre; terms.

20 Acres 2 1/2 miles east Montavilla, on base-line road; 6 acres in cultivation; small house and barn; price \$2600. J. L. WELLS CO. 506 Chamber of Commerce Bldg.

FINISHING UP AT Rossmere The Beautiful Street grading, cement walks, water pipe over two-thirds done. Gangs are at work finishing. Call and inspect improvements. Lots 50x100; \$400 Up JOHN W. COOK, Manager. GEO. K. CLARK, Gen. Agt. 336 Chamber of Commerce, Main 2407. A 2252.

Ideal Poultry Farm FOR SALE—A 7-acre poultry farm near Lents, on O. W. P. Ry. All cleared; with 2-room, celled dwelling; one 24 by 24, two-story barn with cement floor and basement; 3 chicken-houses and 3 poultry yards; assorted fruit trees, consisting of apples, cherries, etc. Two fine wells on property. This ideal poultry farm cannot be duplicated for \$5000. Can be had today for \$5000. Terms. No phone information.

R. H. BLOSSOM 315 Chamber of Commerce.

Stop Paying Rent \$300 DOWN \$15.00 per month on balance BUYS a new 5-room Bungalow and 32 1/2x100 lot on East Morrison carline. SENGSTAKE & LYMAN, 90 Fifth St.

20 ACRES On Section Line road; 5 acres in cultivation; balance easily cleared; price \$200 per acre; terms half cash; balance 2 years; 7 per cent. LEONARD BROS. 634 Chamber of Commerce.

NEW TODAY.

Striking Offer in Acre Tracts Beautiful, fertile soil, in 1 to 5-acre tracts; 15 minutes from the center of city, on the Oregon Electric carline. What an Acre Will Do An acre of this ground will make you a seller instead of a buyer of fruits and vegetables, not to speak of what you can do with the chickens and other fowl, while you continue work in the city at the same time. One of these will make you independent. You'll always have a place to turn a leisure day or hour into a productive one; you'll have a home place that's beautiful and that will bring you a big advance on the cost in a short space of time if you wish to sell; 15 minutes on the Oregon Electric takes you to these acres, closer to town and cheaper than lots in any other direction. This new carline (now in operation) will make a tremendous change in values in this section, but remember you've got to get in early in order to participate in the profits. An investment here will multiply over and over again in the next five years, or the opinion of the shrewdest men in Portland means nothing. Facts That Will Set You Thinking In Irvington, 25 minutes out, a single 50-foot lot will cost you \$1000 to \$2000 and up. Hawthorne Park Addition, a 50-foot lot, \$1000 to \$1500, when not many years ago you could have bought a whole acre for less than half the present price of a single 50-foot lot. Sunny-side, 15 to 20 minutes out; 30 minutes on the Rose City Park, Mount Tabor or Foothill lines; we not take you out of the high-priced lot district. Now Compare Our Acre Tracts 15 minutes out on the new Oregon Electric carline. \$550 the Acre and Up Easy Terms. Every acre is cleared and in cultivation. There is no rock nor gravel and you don't have to cross any draw bridges. The ground is rich and will produce anything that will grow in the state. Come out today. Agent on the ground. Cars leave Front and Jefferson at 6:25 A. M., 7:35 A. M., 8:25 A. M., 11:10 A. M., 12:05 P. M., 2:05 P. M., 3:50 P. M., 4:25 P. M., 6:05 P. M. Equally frequent cars returning. Get Off at Alder Springs Regulation fare is 5 cents; single fare, 10 cents. F. BRESKE 444 SHERLOCK BUILDING. WAREHOUSE PROPERTIES 100x100 Feet Southwest corner 14th and Overton sts. 100x100 Feet Northeast corner 17th and Kearney sts. 100x200 Feet Wilson street, between 22d and Blackstone sts. Wakefield, Fries & Co. 229 Stark Street.

VIEW PROPERTY Building site on lower Heights; located in the center of choicest built-up residence district; ground has easy slope and commands beautiful and absolutely unobstructed view of city, river and mountains. This is the best piece of residence property offered today on the Heights, and will appeal to anyone wanting a fine site for a permanent residence in a neighborhood which is established and has character and exclusiveness. \$7500 JNO. P. SHARKEY CO. 122 1/2 SIXTH ST.

\$3750 50x100; one of the best and most desirable lots on Northrup street, near 22d; is a snap for this location. \$1100 50x100; in a snap, near Tillamook st.; snap. \$1150 50x100; in a snap, near 25th st.; all improvements in. \$3700 Cor. lot, 8-room house; E. Salmon; very desirable. \$5000 7-room house; 50x100; Hawthorne ave.; near 10th. HOME. A large and commodious home; large grounds; 50x100; near 2d and 3d rooms; on Hawthorne ave.; a bargain; owners leaving city.

F. W. Torgler 106 Sherlock Bldg.

To Close an Estate \$3250 for an attractive 5-room dwelling with 50 by 100 lot on Ross street, the Nob Hill of McMillen's addition; 20 minutes' ride from Third and Stark streets. Now rented for \$20 per month. No misrepresentation. No phone information!

R. H. BLOSSOM 315 Chamber of Commerce.

UNION AVENUE HERE IS A BARGAIN \$2200 this week buys 2-story store building, full lot, in the business center of Union Ave., North; rents now only \$20 under lease; has a great future; mortgaged for \$2000, which can stand. Owner must sell. Call at 808 Union Ave. North for particulars.

Mortgage Loans, Lowest Rates Real Estate, Insurance A. H. BIRRELL 802 McKay Bldg., 4d & Stark. GIVE ME A CALL. \$2500 (Actual building cost) buys or owns a new modern 8-room bungalow, best plumbing, 2 full lots, East Side, 25 minutes ride. Call 403 Commercial Bldg.

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