NEW TODAY.

$2500

540 Karl street, near Milwaukie avenue, 7 rooms modern; very easy terms.

$1500

15th and Frankfort, 5 rooms, lot 50x100; installments.

$4250

In very choicest section of Irvington, 100x100 feet, with modern 6-room residence; all improvements in.

$3500

New, modern 6-room house, central East Side, walking distance; all improvements made; terms.

$750

Five acres, east of Mount Tabor.

$750

Five acres on electric line; soil rich loam; running water; easy terms.

$10,500

18 acres, half in fruit; spring, well, 7-room house and outbuildings; all fenced; Mount Tabor district. Terms.

LAMBERT-WHITMER CO.

404 East Alder Street.

TIMBER

Two timber claims in Grant County, Oregon, 2,500,000 each, for $300 each. Fine farm land after timber is off.

8,000,000 claim of finest piling can be had for quick sale at $2250. Creek running through place; water enough to float the piling.

ACREAGE

5-acre tract, 28 minutes out on the O. W. P. line, for $150 per acre for quick sale. Close to the station.

FARMS

70 acres, on crushed-rock and rolled road, 5 miles from the center of Salem, close to school and general store; streetcar line will run past the place in the near future; thickly settled neighborhood of cultured people; most of it is in orchard and grain. This will be sold for $80 per acre, with small amount down, balance at 6 per cent to suit the purchaser. Land adjoining this selling for $200 per acre. This is without a doubt the best bargain in lands that I have.

I have some elegant farm land in Eastern Oregon for $5 per acre up to $17. I will be glad to quote you prices and give you locations upon application.

J. W. CURRAN & CO.

225 FAILING BUILDING.

W H A T

WHAT YOUR MONEY WILL BUY

$2500 WILL BUY—Fractional building lot, Irvington.
$4500 WILL BUY—8-room house, Nob Hill, or 7-room house, West Main st.
$5000 WILL BUY—Cozy home on Everett st., a 7-room house on 22d, near Hoyt, or a fine lot near 24th and Johnson.
$5500 WILL BUY—Neat Marshall-st. home or 7-room house on 10th st.
$6000 WILL BUY—21st, corner and 9-room house, or 10th st. corner and 10-room new house.
$6500 WILL BUY—Everett, near 23d, house or modern house, Lovejoy st.
$7500 WILL BUY—24th st. corner and 8-room house.
$8000 WILL BUY—Ella-st. 8-room house, or same on Glisan near 23d.
$8500 WILL BUY—Modern residence, Kearney st.
And many others—withheld from publication. Particulars reserved for personal interview.

Goldschmidt's Agency
253½ Washington St., Corner Third.

A Great Snap

TWO FULL LOTS ON NORTHRUP STREET

An ideal location for an apartment-house. Directly on the carline.

20 Per Cent Cheaper Than Any Other Property in This Section.

It Pays to See Us.

Chapin & Herlow

Chamber of Commerce.
Phone Main 1652.

For Sale—250 Acres Choice Pear Land

in the Rogue River Valley one mile from R. R. Station.

Nearly all cleared and in cultivation. Good tract to subdivide.

Price $60 an acre, one-third cash; terms on balance, or will sell 100 acres on same terms. Address

J. C. BROWN
Medford, Or.
Office, Palm Block.

Western Summer Institute

FOR TEACHERS.
JULY 6TH—AUGUST 7TH.
West Park and Madison Sts., Portland.
Reviews Subjects for County and City Certificates.
Supplemental Departments in Drawing, Model Sewing and Garment Making.
For Circular of Information Address SECRETARY,
BOX 508, PORTLAND, OR.

NEW TODAY.

HOOD RIVER

SITE FOR A

Beautiful Country Home

20 acres on the river bluff, only one mile from depot, next the fine De Hart residence. View of mountains and Columbia Gorge unsurpassed. Ideal location for business man's family; walking distance from town, yet secluded and picturesque; a big spring, also a mountain stream, which will make a fine trout pool; the kind of soil that raises celery and early vegetables as well as fruit. In addition to several acres of hay and small fruits there is a good

Full-Bearing Orchard

which pays handsomely on the investment for the entire property. These river-bank places are almost impossible to buy and this is about the last one on the market.

LOOK IT UP TODAY.

MacRae & Angus

432 CHAMBER OF COMMERCE.

Rose City Park

GRADED STREETS
CEMENT SIDEWALKS
BULL RUN WATER
ELECTRIC LIGHTS
TELEPHONES
FINE CAR SERVICE
BUILDING RESTRICTIONS

All for $400 to $700 a Lot, on EASY TERMS

Hartman & Thompson
Chamber of Commerce

HOLLADAY ADDITION

100x100 ft., with 8-room, modern residence, situate N. E. cor. E. 8th and Hassalo sts. Price **$10,500.**

GOLDSMITH'S ADDITION

8-room, modern residence, just completed, on 24th st., bet. Pettygrove and Ormsby sts. Price **$7000.**

PORTLAND HEIGHTS

5-room, modern bungalow, with 50x143 ft., situate on carline; $500 down, balance in monthly payments.

F. V. ANDREWS & CO.

Hamilton Bld., 131 3d st. Tel. Main 3349

6th-St. Income Business Property

$11,500 CASH WILL HANDLE IT.

Price $20,000—Income $118 per month from one-story buildings. Pays 6 per cent net now; can be improved to pay 11 per cent net, or it is a good thing to hold.

SENGSTAKE & LYMAN

90 FIFTH ST.

SALT LAKE CITY

Property to Exchange for Portland or Willamette Valley Real Estate.

THE CURTISS COMPANY,
309 Abington Bldg.

REAL ESTATE DEALERS.

Andrews, F. V. & Co. M. 3349. 33 Hamilton bl.
Baker, Alfred A., 215 Abington bldg.
Chapin & Herlow, 332 Chamber of Commerce.
Compton, J. F. Pac. & A1848. 100 Abington bl.
Cook, B. S. & Co., 507-8 Corbett bldg.
Crossley Co., 708-9 Corbett bldg. M. 7855.
Goddard, H. W., Main and A 1743. 110 2d st.
Jennings & Co., Main 188. 206 Oregonian.
Kinney & Stampher, 531-532 Lbr. Ex. M. 4486.
Lee, M. E., room 411 Corbett building.
Mall & Von Borstel 104 2d st., 392 E. Burnside.
O'Donnell, J. F., M. 4561 & A2561. 250 Stark.
Palmer, H. P., 213 Commercial Club bldg., M. 8699, A 2653.
Parrish, Watkins & Co., 250 Alder st.
Porter & French, 607 Commercial bldg.
Reed, Fields & Tynan, M. 7004, A3651. 102 2d.
Schalk, Geo. D., 264 Stark st. Main 392, A392.
Sharkey, J. P. & Co., 122½ Sixth st.
Swenson, A. F. & Co., 203½ Washington st.
The Oregon Real Estate Co., 88½ Third st. (Holladay Addition.)
Veteran Land Co., 822 Chamber of Commerce.
Waddell, W. O., 309 Lumber Exchange bldg.
White, B. F., 227½ Washington st.

FOR SALE—REAL ESTATE.

HOLLADAY-IRVINGTON.

Party wishing to take advantage of a sacrifice can buy just what he wants in a fine home; owner very anxious to sell. Address G 15, Oregonian.

FOR SALE—One of the few lots left in Holladay Park, now for sale by owner. It's a snap, 50x100, facing south with all up-to-date improvements, a few blocks from B carline. Phone C 1977.

5-ROOM house, lot 25x100, close in, walking distance, on East Side, cement basement, cement walks, gas range, $3200. MARTIN J. HIGLEY, 132 Third St.

OWNER leaving city, will sell a large 8-room strictly modern home and extensive grounds at great sacrifice for cash. For particulars inquire of M. E. Lee, room 411 Corbett bldg.

FOR SALE—1 small house and 1 6-room modern house; also vacant lots; terms to suit. Corner E. 28th and Emmerson sts.

FOR SALE—Fine investment, 5 cottages, $50 per month, 100x100, always rented; $4000, West Side. D 45, Oregonian.

NOB HILL SPECIAL.
Strictly modern residence; no agents. Phone owner, Main 3735.

$150 BUYS equity in 2 choice building lots, 28th st., east front; 2 blocks from car. Kearns, 204 Failing bldg.

FOR SALE—3½ acres on Salem line, near Metzger tract, cheap for cash. 621 Corbett bldg. Main 8143.

CHOICE ACRE TRACT.
5c carline; level, fine location; $1000, terms. Day, 268 Stark.

$1100—Fractional lot Holladay's Addition, close in, near 2 carlines; owner. Phone East 2262.

10 ACRES close in, splendid location. For particulars, address Owner, E 22, Oregonian.

BARGAIN—$1350, improved acre tract, house and bearing orchard, near Lents; terms. J 29, Oregonian.

FOR SALE—Nice 5-room cottage, bath, gas, electric lights; a lovely home. Owner, 914 Montana ave.

FOR SALE—Two lots, Willamette Boulevard and Concord st. Phone A 3948.

FOR SALE—REAL ESTATE.

CHEAP LOTS FOR INVESTMENT. LAST TO BE HAD.
3 lots in block 54, town of Linnton, $100.
1 lot in Tremont place, $60.
2 lots in block 2, Glenhaven Park, $150.
5 lots in block 5, Boston Addition, $150.
4 lots in block 2, Boston Addition, $125.
4 lots in block 3, Boston Addition, $120.
6 lots in block 5, Boston Addition, $150.
1 lot (corner), block 1, Burfield Addition, $30.
4 lots, block 2, Burfield Addition, $120.
3½ lots in block 8, Burfield Addition, $100.
4 lots in block 1, Glenhaven Park, $120.
2 lots in block 5, Glenhaven Park, $60.
Most lots adjoin Rose City Park and are nice and level. These lots will be conveyed by quitclaim deed and title to same is based on Sheriff's tax deed. Inquire at room 14, Mulkey bldg., corner 2d and Morrison sts.

HALF ACRE TRACTS.
We are offering the best thing in acre or half acre tracts in Portland; water mains laid and terms of only $10 cash and $10 per month.
CHURCHILL-MATTHEWS CO.
110 2d st.

WE have some choice acreage for sale 3 miles from Portland postoffice, within city limits, finest soil, all level, close to electric car, city water piped to place.
This location is building up rapidly into one of Portland's finest residence districts.
Can be handled with little money.
A splendid investment; would be especially suitable for fine gardening, hothouses, etc.
For full particulars call at our office.
THE CROSSLEY COMPANY, Inc.,
708 and 709 Corbett Bldg.
Phones Main 7855, Home A 5722.

—½ ACRE—
All in fruit and berries, fine lawn and plenty of roses, new house with 6 large rooms. West of 35th st. and only four blocks from excellent car service. Price $3500.

—$2600—
Modern 8-room house with 100x100 corner lot; nice lawn, shade trees, etc. Right on carline.
SWEET,
204 Corbett Bldg.

$5000—8-room, modern house, on East Burnside, in one of the best residence districts, full size lot, fine roses and other shrubbery; house strictly up-to-date, cement basement, porcelain baths, etc.; ½ cash, balance long time at 7 per cent.
MANCHESTER & WILSON,
508 Wells Fargo bldg.

FOR SALE CHEAP—80 acres good land on main county road; fenced, cross-fenced; orchard, all kinds berries, 12 head dairy cattle, good team horses, all kinds farming implements, house, 2 barns, crop in, separator, hogs, 20 acres cleared; 30 miles to Portland, 9 from Woodland. For information address J. B. Lamar, Etna, Clark Co., Wash.

NEW HOUSE ON HANCOCK STREET.
Commodious modern house on two lots, with all modern improvements, corner East 31st and Hancock streets, just north of new concrete bridge; easy terms.
HANCOCK STREET BUILDING CO.,
Room 11, Northeast corner 2d and Madison. Phone Main 5692.

SWELL LITTLE HOME.
Fine lawn, lot 100x100, 5 beautiful rooms (room for 1 upstairs), hardwood floors, two fireplaces, Dutch kitchen, basement with tubs, large porch, a pretty desirable home. Price, $3800, with terms.
ZIMMERMAN,
521 Corbett bldg.

WALNUTS.
I am offering for sale choice land set to walnuts to be cared for for four years, 16 miles from Portland on electric car line; terms to suit you; other excellent fruit land for sale.
W. E. BURKE, 620 Chamber of Com. bldg.

$3200—FINE 6-room house on nice 50x100 lot in Irvington; full brick basement, gas, stationary washtubs, porcelain bath tub, patent toilet, etc.; this is a rare buy, a good home and a fine investment. C. F. Pfluger & Co., room 14, Mulkey bldg., 2d and Morrison sts.

GOOD house, barn, lot 80x125, high, dry, gently sloping; grass, shade, roses, magnificent trees loaded with cherries, apples, splendid neighborhood; improved streets, electric-lighted; near carline, schools, good stores; $2500; terms. Owner, 295 Misner st., Montavilla. Tabor 271.

HOLLADAY'S—7 rooms, strictly modern and first-class, throughout; full basement, furnace, fireplace, window shades, fine electric light fixtures; corner lot 60x80 on Broadway car line; owner leaving city; this will make you a fine home. Cady & Seipie, 322 Mohawk bldg.

$1600—6-rom house and lot 56x133; good plumbing.
$1650—New, modern 4-room bungalow, 1½ blocks from car; terms.
$2500—Modern 6-room house, Upper Albina. Many other bargains. S. C. Priestley, 410 Dekum bldg.

READY for occupancy, 8-room modern house, complete inside and outside, bargain for a party wanting same for home. East Side, good neighborhood, lot 50 by 100; $4000, will accept small payment, to reliable party. AD 25, Oregonian.

SEVEN acres or ten acres near Council Crest carline, at $350 per acre; beautiful site for country home; owner could attend to business in Portland; this property will rise in value rapidly. Chapin & Herlow, 332 Chamber of Commerce.

MUST SELL.
My beautiful home in Irvington, 627 Hancock st., between 16th and 17th; price $4750, $1250 cash, balance $35 per month. See owner, 607 Couch bldg. Phone A 3213.

ONE ACRE AT RIVERDALE.
Ten minutes' walk from train; high and sightly; fine view of river and part of Portland; several large fir trees; price $1500. Chapin & Herlow, 332 Chamber of Commerce.

RISLEY TRACT.
Oregon City carline, acreage, in cultivation, best of land, 2 acres or more. C. W. Risley, owner, Risley Station, P. O. Milwaukie.

FOR SALE—A beautiful home, modern in every respect, shower bath and hot water heat; price $3500; $1500 cash, balance terms. Phone Woodlawn 2187 or 771 E. 8th st., cor Beech.

FIVE-ROOM cottage; $3000, $1000 cash; house well built and on extra large lot; fruit galore; five-minute car service; reason for selling is the need of seven rooms. Phone owner, East 4073.

$2650—MODERN 8-room two-story house, corner, small lot, on Clinton st., $500 down, balance easy terms.
FRANK BOLLAM,
128 Third st.

17 ACRES, with house, barn and some fruit; seven and a half miles from Portland; fine soil; this is a fine buy; see us; price is too low to print. Chapin & Herlow, 332 Chamber of Commerce.

$1650. BY OWNER. $500 DOWN.
6-room house, 3 lots, fruit, garden, lawn, block from car, near Lents, No. 129 6th ave. Come out or phone owner, East 2532.

CHOICE acreage; grows everything; best walnut land in Oregon; close in on Salem Electric line; $125 up per acre; easy terms. A. S. Draper, room 2d Lafayette bldg., 6th, cor. Washington.

22 LOTS and a fine 8-room strictly modern residence, owner leaving city and will sell at great sacrifice for cash. Inquire of M. E. Lee, room 411 Corbett bldg.

FOR SALE by owner, modern 6-room bungalow, two lots; electricity and gas; a snap if taken at once. Call at 1149 Stevens, or phone Tabor 10.

5-ROOM house, full lot, berries, fruit, Sacramento st., near Union ave., $3250.
MARTIN J. HIGLEY,
132 Third St.

6-ROOM modern house, near Williams and Union ave. N., fractional lot. Price $2100. J. J. Oeder, corner Grand ave. and E. Ankeny.

J. M. KERR & CO.,
Real estate, farms, 268 Stark st., room 10. A 5148. Main 1222.

BEAUTIFUL modern home on East Burnside for $6000; only $500 cash. C. J. Owen & Co., 303 Lumber Exchange.

$1000—Choice bungalow site, low down, near Heights carline; view of entire city. B. S. Cook & Co., 508 Corbett bldg.

FOR SALE in small tracts, 400 acres finest fruit land in Mosier Valley. Davenport Bros., 150 Front st.

MT. TABOR—Fine building site can be bought. Call 1577 Hawthorne ave. Phone Tabor 320.

NEW 9-room house on Broadway, Irvington. Owner, 508 Fenton bldg., 75x100 feet.

WILLAMETTE HEIGHTS—Sightly modern, 8-room home; your own terms. Call room 40, Washington bldg.

$1700—9-room house; sickness has caused a sacrifice. Room 8, 80½ 32d. A 2838.

FOR SALE—REAL ESTATE.

ACREAGE ON
THE
OREGON ELECTRIC LINE
READ CAREFULLY, IT'S WORTH WHILE.
AT MULTNOMAH STATION.
Just 20 minutes' ride from down town. It takes longer to go to Willamette Heights or Irvington. With these additions compare the prices:
Ten-acre tract, at $500 per acre.
Single acre tracts, at $600 per acre.
AT TIGARDVILLE.
A 35-minute ride—(it takes 45 minutes to go to Lents or Montavilla).
9 acres with house and barn and small orchard, $2500.
AT TUALATIN.
Only 45 minutes' ride from town.
65 acres, fine orchard in bearing, buildings complete, everything in first-class condition; a model ranch, $11,000.
AT DURHAMS.
20 acres, all under cultivation, fine buildings, very desirable, $5000.
20 acres, close to station, all under cultivation, $250 per acre.
IT PAYS TO SEE US.
CHAPIN & HERLOW,
332 Chamber of Commerce,
Main 1652. A 4770.

IT PAYS TO SEE ME.
$2500—A new 5-room cottage, 1 block from car.
$2800—A new and pretty 6-room house, lot 50x100.
$3500—Beautifully finished, modern 6-room house, lot 50x100.
$3700—Very attractive 6-room house, full lot with fruit, etc.
$4000—Pretty bungalow, with furnace, fireplace, well finished.
$6000—Corner lot 100x100, 7 rooms, West Side.
$6500—7 rooms, Nob Hill, lot worth $5000, unimproved.
Have homes in all locations, good terms given.
ZIMMERMAN,
521 Corbett bldg.

A SPLENDIDLY built, conveniently arranged, superbly situated bungalow, on Portland Heights, for the low price of $3150, and you can have it on almost your own terms for the first payment and $40 a month until it is cleared up.
CALL ON US.
Columbia Trust Company,
714 Couch Bldg. 109 4th st. near Wash.

A SNAP.
3 acres of very fine land, in cultivation; living springs; only 15 minutes' ride from business center; for $1800, upon easy terms; three lots, same distance out in any other direction will cost you as much; here is a chance. Russell & Houston, 444 Sherlock bldg., 83½ 3d st.

$2000—Very neat 6-room cottage, 1 block from car, 20 minutes from business district, nearly new and modern throughout, beautiful lot; if good references are given will sell with very small cash payment. Western Oregon Trust Co., 14 Chamber of Commerce.

SNAP—5-room modern cottage, full brick basement four fruit trees, plenty of berries and flowers, 50x100 lot, west front, across the river on East 8th., walking distance, only $4500, $3000 cash.
FRANK BOLLAM,
128 Third st.

$1600 WILL enable you to call your own a good 5-room cottage on nice 50x100 corner lot, close in and right on the W. R. carline; full concrete basement, fruit trees. Terms if desired. Apply at C. F. Pfluger & Co., room 14, Mulkey bldg., corner 2d and Morrison sts.

MAKE AN OFFER.
6-room modern house and store, Sunnyside, 30x100; owner leaving the city, must sell at once.
FRANK BOLLAM,
128 3d st.

$500 DOWN, $35 monthly, will buy a swell 6-room home, just completed, in Holladay Park Addition, on Multnomah st.; Hardwood floors, two fireplaces, tinted; best plumbing; $3500. H. P. Palmer, 213 Commercial Club bldg. Main 8699, A 2653.

$2250—6-room modern house, in Albina, near streetcar; house is nearly new; full lot; full cement basement, bath, pantry, closets, gas and electric light; fixtures all in; large porch, and is worth $500 more money; must be sold. C. B. Lucas, 320 Corbett bldg.

YOUR OPPORTUNITY.
$400 only for extra fine lots on East Glisan, easy terms; make haste, they won't last.
DUBOIS & CROCKETT,
Washington bldg., room 3.

$650—2 lots in Rose City Park, one block from carline; finest part of the addition, level and on the grade of the street; fine fir trees; terms. Manchester & Wilson, 508 Wells-Fargo bldg.

$3300—Strictly modern, 6-room house, 12 minutes to the heart of the city, on improved street; select neighborhood; $500 cash, balance like rent, at 6 per cent. A. A. Hoover, 581 E. 10th. Sellwood 777.

A NICE 6-room house, modern, on Willamette Heights, fine view, $4500, $2500 cash, balance 2 years.
MARTIN J. HIGLEY,
132 Third St.

FROM OWNER.
New modern 5-room cottage at Firland, block and half to carline; easy terms; like paying rent. Address L 7, Oregonian.

HOUSES for sale in all parts of the city; acreage close in, and farms in Oregon and Washington. Phone Main 4486. Kinney & Stampher, 531-32 Lumber Exchange bldg.

ABSTRACTS EXAMINED BY EXPERT REAL ESTATE ATT'Y. D. A. TUFTS. 803½ WASHINGTON ST.

FOR SALE by owner, an 8-room modern house, one block to car; part cash; bargain if taken at once. Also 6-room cottage. Phone East 4989.

SELLWOOD on Spokane avenue, lot 50x100, with small house and well fitted up; place to keep chickens. Inquire Elkhorn Market. Phone Sellwood 905.

$2100, $700 down, 5-room modern cottage on East Stark st.; gas and electricity; fine lawn, large basement. 1066 East Wash. Phone Tabor 1708.

IRVINGTON HOME, fine location, almost new; sell to responsible parties for small cash payment, rest like rent. A 32, Oregonian.

A MODERN $1400 house, full lot, Fenner's Addition.
MARTIN J. HIGLEY,
132 Third St.

LEAVING city, must sell 5-room bungalow, Sunnyside, at sacrifice; would take automobile as part payment. M 28, Oregonian.

ACRE tract, near Salem Electric line, 5-cent fare; ideal for home or investment; price only $600, terms. M. E. Lee, room 411 Corbett bldg.

7-ROOM house, Highland. New, modern; a big snap. $3250. John P. Sharkey Co., 122½ 6th st. Main 550. A 2537.

MODERN 8-room house, easy walking distance, near Steel bridge; a bargain, $4850, terms. No agents. Y 35, Oregonian.

VERY choice acre at end of Waverly-Richmond line, fine view, good soil; price $1500. Call for McGrath. Main 3177.

CHOICE building lots for sale in all parts of the city. Washington & Oregon Realty Co., 108 2d st., Portland.

$3600—New modern 6-room house, Holladay Park Addition. Owner. Phone East 2756.

PORTLAND HEIGHTS residence; fine view; only $4000. Purse, 823 Chamber of Commerce. Main 7309.

AT actual cost, on easy terms, a 6-room new residence on fully improved street, corner lot. Owner 601 Buchanan bldg.

FOR SALE—For good buys in homes or lots, for cash or installments. I list only bargains. Phone mornings, Woodlawn 1328.

$1350—Nice new cottage, 766 East 6th, near Beech; close to car; bath, gas, etc. Owner, 208 4th. Main 3990.

$140 CASH buys 63½x100 feet. S. D. Watts, 527 Meridian st., Montaville. Phone Tabor 573.

LOTS in Irvington in choice neighborhood, cheap and reasonable terms. D 27, Oregonian.

$2200—NEW 5-room cottage; terms. Owner obliged to sell. Inquire 602 Worcester bldg.

$750—Full lot on E. Davis st., near E. 31st, Hawthorne's First Add.; terms. C 35, Oregonian.

MODERN new 5-room bungalow, nice location, Montavilla; $2000; terms. Owner. Phone Tabor 311.

HOLLADAY ADDITION—Perfect gem of a house, modern conveniences, great bargain; terms. A 31, Oregonian.

SNAP if taken at once, 5-room cottage. See owner, 141 East 47th, near Belmont.

TWO lots in Nob Hill. For information address AD 26, Oregonian. No agents.

CHOICE lot near ocean at Seaside, Or., cheap. AF 33, Oregonian.

FOR SALE—REAL ESTATE.

WE all like to make some money. Surely, you sometimes have wished to know how did so-and-so make his money.
DO YOUR OWN THINKING.
When hops are high in price everybody raises hops; the natural consequence is the price of hops goes down. At this state of affairs the thoughtless crowd gives up raising hops, plows up the field and grows something else, only to experience low prices again in this new crop, as everybody has done the same thing.
Just think of the absurdity of this principle! And yet, the truth is the majority follows this course.
DO YOU WANT TO DO THE SAME? WE SHOULD THINK NOT.
If you do, you will ask again, "How did he do it?"
The far-seeing man will watch the market and general conditions and grow hops when prices are low.
What is true of hops is true in almost every other line of business—stocks, mining and last, but not least, real estate.
AGAIN WE SAY: DO YOUR OWN THINKING!
Do you want to buy when everything is booming, when prices are high? That's when most people buy, and—make nothing.
NOW IS THE TIME TO BUY,
while prices are reasonable. After the Presidential election, when the big boom is sure to come, you will have your harvest, with prices way up.
Call at our office. We have a number of opportunities to make money in real estate on small investments.
Our propositions stand closest investigation.
THE CROSSLEY COMPANY, INC.
708 and 709 Corbett bldg.
Phones Main 7855, Home A 5722.

SOME SPECIAL BUYS.
2 lots and 4-room house on 10th ave., only $850, $200 cash.
3 full lots and good 5-room house, E. Glisan st.; $1650; very easy terms.
5-room, brand-new modern cottage, cor. Prescott st.; $2250; terms.
6-room fine modern home, E. Everett; $3200; easy terms.
2 5-room modern cottages, always rent $30 per month. Price $3500; terms.
4 flats, close in, West Side, monthly income $160. Price $8500; terms.
An elite 10-room modern home, West Side, $11,000; terms if desired.
DUBOIS & CROCKETT,
Washington bldg. Room 3.

15-ACRE HOME.
15 acres of fine garden land, 10 acres in cultivation, fine mixed orchard, new 7-room house, barn, chicken houses, 2 large cisterns. This is an ideal place, located 2 miles east of Montavilla in sight of the Base Line road. Mount Hood road will touch one corner of the place. This property should bring easily $8000, but we are authorized to sell it for $6500 for a quick sale.
IT PAYS TO SEE US.
CHAPIN & HERLOW,
332 Chamber of Commerce.
Main 1652. A 4770.

MT. TABOR HOME.
HALF ACRE BEAUTIFUL
TREES AND SHRUBBERY,
6-ROOM HOUSE,
FINE VIEW;
$2750.
H. P. PALMER,
213 Commercial Club Bldg.
Main 8699. A 2653.

$3600—NEW 7-room modern house, corner of Washington and 35th sts.; Sunnyside, 3 blocks, fine roses and chestnut trees; terms easy monthly payments, if desired.
$2300—5-room modern cottage, brand new, at St. John, three blocks to carline; $400 cash, balance the same as rent.
RIGGS LAND CO.,
616 Couch bldg.
109 4th st., near Washington.

NEW 7-room residence, bath, toilet, water, full basement, cement floor, furnace, nice lot, East Side, near Hawthorne, $2800; $200 cash, balance like rent.
Another new 7-room modern home, except furnace, on Mt. Scott line, at $1700; $200 cash.
4 beautiful lots one block from W.-R. car, at one-third less than adjoining lots.
REALTY BROKERAGE CO.,
288 Stark st., room 32.

ACREAGE ON WILLAMETTE RIVER.
8 acres nicely located, buildings, fruit, etc.; 10 acres highly improved with fruit, etc.; 15 acres, new buildings, well improved, 35 acres excellent soil, good frontage; all fronting on the Willamette River and county road, within 5 minutes' walk of electric line; most highly productive soil in Oregon. Get particulars at 266 Pine st.

NEW 7-room modern house with reception room and den, large bathroom, large attic, pantry, closets, porch, electric light, golden oak finish double floors, fine location on Tabor ave., near Woodstock carline; $3300; terms, or will trade for acreage.
COOPER & KUNTZ,
Room 401, Worcester bldg.

THE BEST BUY IN UPPER ALBINA.
On carline near Piedmont, new modern cottage, 5 rooms and attic, concrete foundation, basement, cement walks, laundry tubs and floor; electric and gas fixtures, porcelain bath, wash basin, toilet and sink, $2000; terms. Inquire at 244 Sellwood st.

BEAUTIFUL building site, 100x100, on the southwest corner of E. 13th and Division sts., facing Ladd's tract. Price only $1800 for the whole quarter block; must sell at once. C. F. Pfluger & Co., room 14 Mulkey bldg., corner 2d and Morrison sts.

BEAUTIFUL 2-story 8-room home on Hawthorne ave., cement basement, paneled and tinted walls, fireplace, sleeping porch, modern plumbing, well built; $3800; terms. Conklin Bros., 302 Rothchild bldg.

FOR SALE—A snap, 6½ acres, new house and barn, 2 acres bearing young orchard, 4 tons hay, 6-year-old mare, spring wagon, 3 head hogs, 50 chickens, 10 miles south of Portland. Inquire 872 Corbett st. Phone Main 6604.

JUST THINK.
A fine modern 5-room cottage, on improved street, lot 50x100, near Hawthorne ave., lawn and roses, $2500; $100 down, balance like rent. Conklin Bros., 302 Rothchild bldg.

7 ACRES near Milwaukie, cleared, lays nice on carline, $8000; cheap at $10,000; good for platting.
FRANK BOLLAM,
128 Third st.

$5250—A bargain; 8-room modern dwelling, Holladay's Addition, close in, near 2 carlines, fireplace in reception-room, furnace heat, electric and gas; by owner. Phone East 2262.

$2000
8-room house and good lot, rents for $15 per month; it's a good investment; terms.
ZIMMERMAN,
521 Corbett bldg.

WHY pay rent when you can buy 5-room cottage, lot 50x100, for $2350; $500 down, balance $20 per month? For particulars call 67 East 9th st. North, bet. Davis and Everett sts.

COZY little bungalow, situate among fir trees on Portland Heights; two level lots; modern conveniences; gas range, heater and linoleum; $2700. For sale by owner, 305 Chamber of Commerce.

TWO fine lots 42x100 each, on improved street; these lots are nice and high; a bargain at $700; $100 down, balance $10 a month. Conklin Bros., 302 Rothchild bldg.

IRVINGTON.
Beautiful east front 50x100 or 75x100 lot on 17th st. for sale by owner; cash or terms. X X 200, Oregonian.

TWO bargains in quarter blocks; Irvington and Holladay Park; $3200 and $4000; best to be had for the money. Chapin & Herlow, 332 Chamber of Commerce.

HOLLADAY'S ADDITION — Elegant house, beautiful surroundings, large rooms, hardwood floors, fireplaces, about perfect; terms to suit buyer. B 32, Oregonian.

6-ROOM modern house, brand new, up-to-date in every way; the best buy in the city, $2500; $400 down, balance $20 per month. 511 Swetland bldg.

SNAP, $3000—Modern 9-room house, East Side, A1 neighborhood; easy terms. 519 Leo ave. Phone evenings, Sellwood 281.

FINE lot 50x100 on E. Lincoln, only $500; very easy terms. Conklin Bros., 302 Rothchild bldg.

$1250—2 lots on Hancock street, near E. 31st., Broadway Add.; terms. C 34, Oregonian.

$30,000—Fine Sixth-st business corner; income $175 per month; splendid future. O 29, Oregonian.

FULL lot on Macadam st., $600.
MARTIN J. HIGLEY,
132 Third St.

$2800 BUYS modern home, near Hawthorne ave.; best buy in that district. M. E. Lee, room 411 Corbett bldg.

7-ROOM house and lot 50x100, snap, on easy terms. 1085 Gladstone ave.

EQUITY in good East Side lot, 62½x100, for good furniture, $200. O 27, Oregonian.

FOR SALE—A choice lot at Seaview. Phone Main 2004.

NEW 8-room house, corner lot, 50x100, St. John carline; $1100; terms. O 30, Oregonian.

FOR SALE—REAL ESTATE.

BARGAINS IN CITY PROPERTY.
$6500—Strictly modern, 9-room residence, on Weidler st., walking distance of business center.
$5500—Up-to-date 7-room residence, gas, electric lights, furnace, laundry trays in basement, corner lot, E. Taylor st.
$5500—New 9-room modern residence, on E. 28th st., near Belmont.
$4500—8 rooms, modern, with 11 full lots, set to fruit and berries, 2 blocks car, North Mount Tabor.
$4000—8 rooms, up-to-date, close in, on E. 12th st.
$3900—New 5-room bungalow, corner lot, excellent view, Portland Heights.
$3000—Up-to-date new 5-room bungalow, latest design and finish. E. Madison st.
$2600—Modern, new bungalow, 5 rooms, full lot, concrete basement, streets improved. E. Stark st.
$2500—Stylish 5-room bungalow, all modern conveniences, full concrete basement. Woodlawn.
$2400—Modern 7-room house, full lot, in University Park. Will consider part exchange for vacant property.
$2000—Modern 5-room cottage, all kinds of fruit, full lot, Tacoma ave., Sellwood.
$1800—New 5-room bungalow, full lot, 31st st., 1 block carline. Easy terms.
$1750—7-room residence, full lot, gas and electric lights, full concrete basement; $300 cash, balance $15 per month.
$1750—Quarter block, new, modern 5-room bungalow; $700 cash, balance easy terms.
$1500—6-room house, full lot, Lexington ave.
$1500—7-room residence, full lot, Spokane ave., Sellwood.
$1000—2 full lots, small cottage, 25th st., near Surman.
THE DUNN-LAWRENCE CO.,
248 Alder St.

$5500—10TH ST., near College, modern 7-room house, furnace, electricity, etc.; nice lawn; 15 minutes' walk. $1500 cash.
$3400—Hawthorne ave., splendid 7-room house, not far out, 50x100 lot; $500 cash; $30 per mo. A genuine bargain.
$2750—Ivy st., good 8-room house, 50x100 lot, fruit trees and roses, handy to car; good surroundings. Easy terms.
$1150—Fine lot, just off Hawthorne ave., north, improved and parked street; good homes surrounding. $450 down.
$900—Weidler st., fine lot. $500 down.
$675—Only 150 feet of Hawthorne ave., south; fruit and garden. Terms.
$475—South of Hawthorne ave. A snap. A fine corner lot in Hawthorne Park.
The above are exceptionally good.
J. R. STIPE, 223 Chamber of Commerce.

FINE new modern 6-room house, well located; only $2650, $250 cash, balance installments.
Fine 5-room cottage with an extra fine lot full of shrubbery, one block from E. Morrison carline; a beautiful home; $2750, good terms.
Fine new bungalow, 5 rooms, near carline, on East Side, $2250, $500 cash, balance easy terms.
Fine 8-room house, 2 good lots, some fruit, on carline, $3000; good terms.
Fine 4-room house, E. Yamhill near 34th; only $1400; good terms.
An extra fine lot, E. 27th near carline, lots of fruit and shrubbery; only $1300; terms to suit.
CHARLESON & CO.,
411 Commercial Bldg.,
Phone Pacific 1196.

$7500—Modern 12-room house, lot 55x100, corner 22d and Overton streets; north and east front. Value of lot $5000.

$6750—9-room house, lot 60x100, Irving st., near 22. A big snap.

$7000—Desirable 8-room residence, Glisan st., between 23d and 24th sts.; full lot; worth $4500.
A. H. BIRRELL,
202 McKay bldg., 3d and Stark Sts.

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. 31st, near Hawthorne, $1000.
57x100, E. 34th, near Hawthorne, $1050.
55x100, on Hawthorne ave, $1100.
EASY TERMS.
KNAPP & MACKEY,
7 Chamber of Commerce.

A FINE HOME.
New 7-room house; small corner lot on E. Morrison st.; full cement basement, fruit room, laundry tubs, best of plumbing, piped for furnace; 4 nice bedrooms upstairs; very large closets wood hoist; nice kitchen and pantry. In fact the house is full of conveniences. $4500, $1500 cash, terms on balance.
HENKLE & HARRISON,
217 Abington Bldg.

FOR PEOPLE WITH COMMON SENSE.
$3000—$500 cash, balance like rent. Full lot on E. 10th st bet. Stark and Oak, worth $3500 and a 7-room house, all for above price. Figure what you save on carfare, and what this lot will be worth 5 years hence, and you will not miss this chance.
F. FUCHS, 221½ Morrison St.

$2350—5-room house, new, modern, with large attic, bath, gas, sewer in, graveled street all paid for; fine fruit trees, garden, chicken house, one block to car. Close in. Terms.
$750—Lot on E. Schuyler, improved street, cement walk.
Room 614 Swetland bldg., cor. 5th and Washington.

A GOLD ACRE.
Adjoining Swift Townsite, fertile soil, grand view, beautiful building site; a fortune for someone. The industrial and railroad development now going on makes it the best buy offered. Easy terms.
MIKKELSEN & TUCKER,
301-302 Corbett Bldg.

WE will sell your property for you and not charge you any commission and will not advance the price, but will 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 St.

PRETTY, new, modern 7-room home, choicest location, Holladay Park; beautifully arranged; complete in every detail. Owner leaving city. Price, including shades and linoleums, $5500; terms. F 36, Oregonian.

8-ROOM modern house, large rooms, full basement, good location for renting; four kinds of fruit; walking distance from business section; from owner; $3500; easy terms; discount for cash. 469 East Ash st., near East 8th. Phone East 3011.

SNAP, $1700.
Good 5-room house, ½ block car, 10 bearing fruit trees, berries, roses, lawn, large garden; $450 cash, $15 per month. Haverstic & Gallagher, 243½ Wash. st.

CHOICE apartment house site in southwest part of city, 100x100 feet, will be offered for sale for a few days. See us for particulars.
PARRISH, WATKINS & CO.,
250 Alder St.

$13,000—Modern 9-room residence, 50x100-foot lot, southwest corner of 11th and Market sts. Easy terms can be arranged.
PARRISH, WATKINS & CO.,
250 Alder St.

$5250—Two lots, 100x100 feet, on 23d near Thurman st. Terms.
PARRISH, WATKINS & CO.,
250 Alder St.

$3000—Fine flat site on N. 22d st., 30x100 feet. See us about this.
PARRISH, WATKINS & CO.,
250 Alder St.

NEW 7-room house, bath, toilet, electric fixtures, cement basement, nice lawn, corner lot, near carline. Everything complete, $3000. Terms. Taggart, 416 Chamber of Commerce.

SPLENDID location for stores and flats on Union ave., corner lot, 62½ by 100; investigate this if you want a snap. E 48, Oregonian.

$950—6-room house, lot 50x100, nice lawn, roses, fruit trees and garden; terms. Owner, 559 Windsor st., Woodlawn. Phone Main 4336.

CHOICE income property, West Side, pays over 12 per cent on $7000, can be bought with $3000 cash. Long time on balance. M. E. Lee, room 411 Corbett bldg.

FOR SALE—6-room modern house, concrete foundation, full basement; east front and on carline. A snap. Phone, Sellwood, 202.

NEW 8-room house, arranged for 1 or 2 families; vicinity of Sunnyside; roses and fruit trees. $3000, half cash. A C 31, Oregonian.

ONE or 2 lots, 50x100, cheap; beautiful building sites, near 2 carlines; S. E. cor. East 28th and Ellsworth. By owner.

5 ACRES, near Mt. Scott car, will sacrifice for $400 per acre. J. H. Sailor, 420 Swetland bldg.

BARGAINS—774-784 East Yamhill, 24th; brand new 6-room residences; fireplace; $3250, $3500; terms.

5-ACRE tract, near carline; bargain if sold at once, or will exchange for improved property. D 30, Oregonian.

BY OWNER—Choice corner, E. 14th and Yamhill. Barette, the Tailor, 288 Alder st.

CHOICE LOT and 9-room house on Glisan st., near 22d. Inquire 742 Johnson st.

FOR SALE cheap, 5-room cottage. Inquire at 931 Rodney ave.

SNAP—2 lots, 40x125, Mount Scott line, $100 each. Photo Studio, Arleta, Or.

FOR SALE—REAL ESTATE.

NOTICE TO HOMESEEKERS.
Those wishing to buy homes will do well to call on us before buying, as we handle nothing but first-class property at conservative prices. These are a few of our good buys:
$2500—A new 7-room modern house in Overlook Addition; lot 50x100. $800 cash, bal. on time.
$2000—A new 5-room modern house on Albina ave.; lot 33 1-3x100; $500 cash, bal. on time.
$1650—4-room modern house in Upper Albina; lot 50x100, $300 cash, bal. on time.
$10,000—9-room modern house, close in on West Side; lot 50x100.
We have houses of every description and all prices all over the city; also suburban property at all prices.
WESTERN REALTY & INVESTMENT CO.
607 Buchanan bldg. 286½ Wash. st.

3½ MILES from Portland postoffice, 2 miles from 5-cent electric car soon to be extended; 120 acres of slightly rolling land, excellent for subdivision into 5 and 10-acre tracts; a fine road leads from Portland to the place, 25 minutes by automobile; finest of soil, especially adapted to fruit raising; 15 acres in cultivation, balance second growth; $100 per acre, half cash, balance 6 per cent; finest of running water, old house and barn; new electric line will pass ¾ of a mile from place; Southern Pacific ¾ of a mile from place now. Investigate. No better opportunity to make money will ever knock at your door.
THE CROSSLEY COMPANY, INC.,
708 and 709 Corbett bldg.
5th and Morrison sts.

QUIT PAYING RENT—
$900—5-room house, fruit, etc.; easy payments.
$2100—6-room new and modern, ½ block from car; $200 cash.
$2250—5-room new cottage, furnished; full basement, fine plumbing, 50x100 lot; fine view of city; lawn, roses, berries; $300 cash, balance 6 per cent interest.
$2300—6-room modern, small lot, close in; $250 cash, very easy terms.
$2500—5-room, new and up-to-date; full lot; $300 cash, balance to suit.
$3700 for 8-room brand new and strictly modern, on E. Belmont; lot fronts on both Morrison and Belmont; terms.
F. J. STEINMETZ & CO.,
The Homesellers, 193 Morrison st.

HOLLADAY-IRVINGTON LOTS.
Quarter block, corner Schuyler and 22d.
100x100, on 25th, fine for home.
Fine lot on East 13th, near Schuyler.
Extra depth lot, east of 808 Halsey.
East-facing lot, E. 12th and Hancock.
Lot with trees on 23d; fine street.
Multnomah st., full lot, improved, 22d.

NEAR HANCOCK ON 25TH, 3 LOTS.
These can be bought way below the market. Can arrange loans on every lot. You can build very cheap now.
HEILMAN & LATHROP,
Abington bldg. Main or A 3126.

PORTLAND HEIGHTS
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 any one wanting a fine site for a permanent residence in a neighborhood which is established and has character and exclusiveness.
$7500.
JNO. P. SHARKEY CO., 122½ 6th st.

NOB HILL HOMES
SOLD ON THE MORAL RISK.
Only two left of those elegant 8-room modern homes in the West Side's most desirable district, 304 North 24th st., near Pettygrove (possession given immediately); 306 North 24th st., near Pettygrove (possession given September 1—carries with it rental at $50 per month meantime); terms, nothing down, $75 per month.
FIDELITY TRUST COMPANY (owner),
406 Commercial Block.
Phone Main 447.

NEW 7-room house, never occupied; 1½ story, full cement basement, furnace, porcelain plumbing; East 49th and Madison sts.; 2 blocks from two carlines, 15 minutes from city, 5-minute service; price $2800, small payment down, balance rent installments.
PORTLAND REALTY & TRUST COMPANY,
106 2d st.
Branch office E. 49th st and Hawthorne ave.

FINE business corner, 100x100, close in on West Side; all well rented; price $23,000; must be sold within 10 days.
Good business block on East Morrison st., rented for $3000; price $30,000.
We have several bargains in factory and warehouse sites, some fine leases.
FRARY & SEITZ,
132 5th st.

GOOD house, 3 lots, good barn, some fruit, 100 feet from carline, 4 minutes' walk from center of St. John, the whole business for $1250, on easy terms; this is $350 less than you can buy property for 5 blocks farther away. It will go Monday.
THE CROWN BUSINESS EXCHANGE,
417 Marquam.

FROM OWNER.
FOUR CHOICE LOTS AT
TREMONT PLACE.
About seven blocks from the end of the W. W. carline, 25 minutes' ride from 3d and Yamhill sts.; good car service; price $130 each; easy terms; lots 40x120, with alleys. Address L 19, Oregonian.

SACRIFICE SALE of fine new cottage; 5 extra large rooms and basement; wired and plumbed; electric lights and fine fixtures, flowers, garden, shade trees, large lot, choice residence district; built for a home; owner must leave at once; easy terms; $500 down; price $1700. Portland Homes Co., 204 Morrison st.

$1900—5-room residence, modern finish, full lot and abundance all kinds of fruit; ½ block carline and splendid view of city; $500 cash and balance monthly. Splendid proposition.
PORTER & FRENCH,
607 Commercial Building.

NOTICE TO CONTRACTORS—Owner of 22 lots and fine residence is leaving city and will sell at great sacrifice. This property is located near Hawthorne ave. Inquire of M. E. Lee, room 411, Corbett bldg.

¼ ACRE, 9-room hard-finished, plastered house, good barn and chicken-house, splendid garden and fruit; no gravel; on 5c car.
DABNEY & DABNEY,
412 Commercial block.
Phone Main 5866.

JOIN our syndicate, 22 per cent dividends; real estate security, actual ownership, no risk, small investors only.
"ASK THE MAN."
Butterworth-Stephenson Company, Inc.,
317 Abington bldg. Main 8529.

BEAUTIFUL HOME SITE.
IN IRVINGTON, lies fine, near Hancock; cement walk and curb and streets paid; right elevation, 100x135. Want cash for business. Phone Sunday, B or East 1894.

FOR SALE—4-room house, with lot 50x100, close in, house 2 years old, near 2 carlines, for $1250, with $300 down and $10 a month, or time at 6 per cent. Call room 530, Lumber Exchange.

A BARGAIN—$1300, small house and 4 lots, all fenced, Bull Run water, St. John car, $500 cash, balance small payments. See owner Monday morning. 452 E. Burnside. Phone B 2266.

BEST buy on St. John carline, 4 lots, Killingsworth and Delaware; half cash, balance $5 per month without interest. See owner, M. Clay, 29 N. 3d st., hall entrance.

50x65—Corner Union ave. and Wygant; fine for stores, with flats above; $1550; also in same block, 35x100 for $850. Culver, 623 Chamber of Commerce.

4-ROOM house and lot in City View Park, cement basement, $1100.
MARTIN J. HIGLEY,
132 Third St.

$1650 WILL BUY 3 fine lots, near Hawthorne, east front, above grade, extra depth, 150 feet frontage; part cash will do. Call room 210 Abington, mornings.

$500—ACRES for the price of lots, facing Willamette River, Oak Grove. Pittenger, 245½ Morrison st.

I HAVE 6 small lots on East 48th st., near carline, that I can sell on very easy terms. H. Gordon, room 332 Sherlock bldg.

BARGAIN—$2500, fine 50-foot corner lot and modern cottage, Sunnyside; easy terms. J 29, Oregonian.

WANTED—Business site by large Eastern manufacturers; principals only; state approximate location. K 28, Oregonian.

690 MULTNOMAH ST.—7 rooms, new and modern; the best buy in Holladay Park. Frank Lucas, 216 Chamber of Commerce.

ON easy terms, a lot in Rose City Park on Wiberg Lane; a bargain, if taken at once. Phone Pac. 567. P. A. Twitchell.

LOT 40x100, East 7th, near Broadway, $1300; if 35x100, only $1125; good street, walk. Culver, 623 Chamber of Commerce.

VERNON—Sightly lot, one block north of carline, must sacrifice; ill health. Make offer to owner 29 N. 3d st., hall entrance.

A CHOICE lot, 50x100, facing east, between Tillamook and Hancock streets; cash price $500. E 48, Oregonian.

WILL sell choice lot in Nob Hill district at a bargain. T 26, Oregonian.

LOT on East Davis near 22d st., price $1250. See owner, room 332 Sherlock bldg.