

RIVERSIDE ORCHARDS

WALNUTS WALNUTS

THE IDEA has probably often occurred to you as to the pleasure of having a nice little ranch of your own. A place where you can go down over Sunday for a rest. A place where you can go in the Summer and build up your system after the long, trying days of the Winter months.

But did it ever occur to you that, in addition to pleasure, **THERE IS A BIG PROFIT** in an ORCHARD?

The Bishop Scott Academy Trustees will plant 50 acres of land in walnuts, to provide an **ENDOWMENT FUND** for the school.

The Jacobs-Stine Company will plant Riverside Orchards to Walnuts, using Cherries, Peaches and Filberts as "Fillers."

Look in the opposite column and see what the profits will be.

Remember, our personal guarantee goes with every tract. We take care of each orchard for four years without additional expense, and turn it over to the purchaser with every tree perfect.

It is worth your while to look into this. Send for our illustrated booklet.

FIVE ACRE TRACTS ON SMALL MONTHLY PAYMENTS

AN EXAMPLE of the earnings from one acre of **RIVERSIDE ORCHARD LANDS:**

Planted to WALNUTS, FILBERTS and PEACHES	Planted to WALNUTS, FILBERTS and CHERRIES
The income per acre will be:	The income per acre will be:
Fourth year..... \$ 42.50	Fourth year..... \$ 8.50
Fifth year..... \$ 60.20	Fifth year..... \$ 10.20
Sixth year..... \$ 83.60	Sixth year..... \$ 23.80
Eighth year..... \$118.70	Eighth year..... \$ 59.50
Tenth year..... \$232.60	Tenth year..... \$222.50
Twelfth year..... \$267.00	Twelfth year..... \$342.70
Fifteenth year..... \$441.00	Fifteenth year..... \$641.00
Twenty-fifth year \$530.00	Twenty-fifth year \$825.00

Peaches pay best up to about the 10th year, after which cherries pay best.

For more details write for our illustrated booklet. It will pay you.

I would like to receive a copy of your illustrated book on Walnut Culture.

The JACOBS-STINE COMPANY
148 Fifth St. Portland, Ore.

EAST SIDE LOOKS FOR GOOD MARKET

Realty Deals Contingent on Election Now Are Being Closed Up.

MIDWAY STREET PLANNED

Growth Down Peninsula Demands Better Street Facilities—Annexation of Southeastern Districts Embraces Well-Built Suburbs.

Sales in East Side property, which were a little slack for three weeks before election, are expected to pick up from now on. Real estate men say that a number of important deals were contingent on the outcome of the election, and these will likely be consummated. Several buildings near the east end of the Burnside bridge are expected to be taken up and pushed forward.

Among the more important transactions for the past week was the letting of the contract for the paving of Union Avenue between Holladay Avenue and Alberta Street. An improvement that will cost \$160,755. As this street will be laid with hard-surface pavement, it will necessitate the relaying of the double tracks for the streetcar company with heavy steel rails, which will cost about \$150,000.

Completion of the reinforced concrete bridge across Sullivan's Gulch by the Northwest Bridge Company this past week was important for a great district in that portion of the city. It is a very beautiful structure, and a credit to the city and builders.

Plans for Depot Completed.

Plans for the East Side Depot have been completed, and the contract for the building will be let this month. It will cost \$18,000. Concrete blocks will be used, and the foundation will be of piles driven through the fill which has just been finished on the corner of East Morrison and First streets. The building will be 120x120 feet in size.

Highway Down the Peninsula. Gradually but surely a splendid highway is being developed that will extend to the end of the Peninsula. The first part of this driveway is being completed. Killingsworth Avenue being part of it. Union Avenue, which is to be paved with hard-surface roadway,

will be part of this through street. Contract has been let for over two miles of hard-surface pavement out to Killingsworth Avenue, and it is hoped to have this improvement extend on to Killingsworth Avenue, when the main portion of the driveway will have been completed through the settled sections.

The next step will be to open the street from Killingsworth Avenue down the Peninsula. One proposition is to pave Greely Street to Dawson and then improve Dawson on to the St. John line, and another is to make Willamette Boulevard part of this thoroughfare.

As the Greely-Union street route is in the center of the Peninsula it seems to be the favorite, provided the property-owners conclude to have a right sort of pavement laid on the streets.

L. C. Fones, and some others, are pulling for the improvement of Greely Street between Killingsworth Avenue and Dawson Street, and some grading has already been done; but there is some opposition to putting down hard-surface pavement owing to the cost, but Mr. Fones hopes to convince the opponents that in the end it will be to their advantage to have hard-surface pavement put down, owing to its lasting qualities and in consideration of the amount of travel the street will carry.

It is figured that the Swift plant and other industries on the Peninsula will necessitate construction of this through street. It will soon be necessary to make Willamette Boulevard, which follows the Willamette River closely, a street and have it improved with hard-surface pavement.

This improvement would likely have to be made through district assessment by some other way, as one side fronts on the Willamette River for most of the distance and the property-owners on the other side may decline to carry the burden.

Effect of Annexed Districts. Annexation of a portion of the Mount Scott district, and also the strip east of Montavilla, adds about 10,000 people to the population inside the city limits, and a considerable section at Lents, beyond Gray's Crossing, is left out, which contains at least 5000 more people. This territory has all the elements of a well-built suburb. It has churches, school-house and about 1500 dwellings. This district is mainly supplied by the Woodmere Water Company, which has a pumping station located at the electric railway junction east of Lents, some distance beyond the new city limits. The people doubtless soon will move for a pipe line and full run water. According to a member of the Water Committee, under the present amendment to the City Charter, the people of the Mount Scott district can have a 24-inch main laid the same as a sewer conduit, by petitioning for it and then paying for it by district assessment.

Annexation was fought and won on the water question, as the people suffered great shortage last year. A 24-inch water main, which is the same as the main laid two years ago for the Peninsula, which cost about \$250,000, will be needed, but such main for the Mount Scott district will cost a great deal less, as the distance will be less than one-half. It has been the hope of the people of the district that a reservoir would be built on Mount Scott, but that is an uncertain question.

and Poplar streets, in the Ladd tract, on Hawthorne Avenue. The church will be 28x72 and will cost \$10,000. It will have a cement block foundation and the main building may be either of cement or frame construction. It is expected to have the structure completed inside of six months. The auditorium will have a seating capacity of 400 people and will have a modern pipe organ. The society recently sold its property on the corner of East Tenth and Sherman streets to the Church of the Latter Day Saints.

Four modern residences are to be erected in the Ladd Addition on Hawthorne Avenue, cement blocks to be used in its construction. They will cost on an average of \$7000 each. These dwellings are to be the first ones of a series of others to be built in this tract of cement blocks. A. H. Faber has been engaged as architect for these dwellings.

The floor plans for the new St. Francis' Church, East Pine and Eleventh streets, have been finished by Architect Faber. The building will be 184x56 feet, and when completed will cost \$200,000, including inside work.

The latest church edifice projected is for the First Universalist Church, which will cost about \$10,000. The Universalist Convention has offered to make a cash donation of \$5000 toward this building, which has been accepted. A site in the residence district about East Twentieth Street will likely be selected.

Progress on Swift Plant. Within another month, it is estimated the foundations for the buildings for the Swift plant will be completed, and work will be started on the main structures. Good progress is being made also in the Kenton tract, where a number of buildings are being erected, part of which are reinforced concrete. At Meagly Junction much work is in progress.

The depot for the Spokane, Portland & Seattle Railroad will be in East St. John and will be called St. John. It will be the depot for that town. It seems that the depot for the O. R. & N. has not been located yet, but the St. John people are hopeful that it will be located in that town, or at least within easy reach. They believe they are entitled to depot facilities from both the North Bank and the O. R. & N. companies.

Recent Sales Reported. In Albina, Edgar J. Daly bought from D. J. Malarkey lot 1 and the east 25 feet of lot 2, in block 28, for \$4000. H. C. Miller bought lots 21 to 26, in block 12, Northern Hill, for \$2500. James E. Cameron bought a quarter in block 2, Irvington, for \$2500. In Albina, Charles B. Kier bought lot 14, block 62, and building, for \$4000.

John B. Harrington bought of A. J. Brault, through Mall & Von Borel, 100x190, at the northwest corner of East Eleventh and Burnside streets, for \$7500. Mr. Harrington expects to erect an apartment-house on the property, probably next year.

Albert Lawson sold his property in Holladay Addition, lot 1, block 237, for \$4500. It includes a dwelling. In Kenworthy's Addition, Central East Portland, J. L. Hartman sold to Erma M. Johnson a quarter of block 12, with buildings, for \$5000. Loto B. Pilkington bought from the Peninsula Real Estate Company property in Willamette Addition for \$3000.

been boarding recently at the Casey home. Hartzell was missing when the murder was discovered, but 45 minutes later he was found unconscious in a trunk near the bodies, a chloroform bottle at his nostrils. He died a short time afterward. Circumstances point to Hartzell as a murderer and suicide. He was under suspicion when his wife was found dead, but for lack of evidence was discharged.

Olympia Mail Extract, good for grandmas or baby. Only 15-100 of 1 per cent alcohol. Phones Main 671. A 2467. **

Webfoot Oil Blacking keeps feet dry. Makes shoes last. All dealers.

LEAVITT FAMILY UNHAPPY

Bryan's Daughter Waits Till After Election to Seek Divorce.

CHICAGO, Nov. 7.—A dispatch to a Chicago paper from Kansas City says: Now that the election is over with, it is said that Ruth Bryan Leavitt, daughter of W. J. Bryan, defeated candidate for the Presidency, will bring suit for divorce. A former member of the Bryan household at Fairview is authority for this. The residence of Mrs. Leavitt is in Denver, Colo. William H.

Leavitt, husband of Ruth Bryan Leavitt, has been in Paris, France, the last year pursuing his studies as an artist. A Paris cablegram printed in Chicago today alleges that Mr. Leavitt cannot be found in Paris, and that he may have left for the United States to oppose any divorce proceedings.

Lord Northcote on Way Home. VICTORIA, B. C., Nov. 7.—Lord Northcote, having completed his term as Governor-General of Australia, arrived today en route to England on the Empress of India. The vessel brought silk shipments for New York valued at \$500,000.

INJURIES. KILL SPECTATOR

Man Dies Who Had Leg Broken at Football Game. GREAT BEND, Kan., Nov. 7.—Charles Marker, a well-known citizen of this city, died yesterday as the result of injuries received two weeks ago at a football game. Mr. Marker was standing on the sidelines and ventured on the field. One of the players in circling the end collided with him. Marker was thrown to the ground and his leg was broken. After being taken home he became unconscious. He was 57 years of age.

HEIGHTS PROPERTIES

- Fordham Heights—Head of Lovejoy Street
- Kings Heights—Head of Washington Street
- Parkside Addition—Joins City Park on West Portland Heights
- Cardinell Park—10th Street to 16th Street (South)
- Seventh-Street Terraces—Head of Park Street
- Altavista—A Very Slightly Addition to Portland Heights
- Lots, Blocks and Acres All Parts of the Heights

USES RAZOR TO KILL TWO

Man Slices Mother and Daughter, Then Kills Himself.

EAST PITTSBURG, Pa., Nov. 7.—His wife lying on a bed, her throat cut from ear to ear; his 4-year-old daughter on the floor near by with her head almost severed; a razor dripping with blood on the bed beside the dead woman, was the ghastly sight which confronted William Casey when he returned to his home in Fifth Avenue, East McKeesport, early this morning. The scene of the tragedy was a room occupied by George Hartzell, Casey's son-in-law, whose wife was mysteriously killed a year ago, and who had

D. E. KEASEY & CO.

EXCLUSIVE DEALERS IN HEIGHTS PROPERTIES
14 Chamber of Commerce and Portland Heights Both Phones