FOR SALE—REAL ESTATE.

FINE HOME, LARGE LOT.
8-room bungalow, well built; lot 100x100; beautiful lawn, must be seen to be appreciated; $2600.

NICE HOME, FINE LOT.
New 7-room house, electric lights, lot 80x100, only 1 block from Myrtle Station, $2200; easy terms.

NORTH ALBINA.
8-room new cottage, corner lot, $3000; $500 down, balance like rent.

Fine lot, 47x85, Concord Heights; this side of Vernon, only 3 blocks from car; $425. This will make you a nice profit in a few months.

DELAYS COST MONEY.
Washington-street corner, just the spot for high-class flats, $16,000.

QUARTER BLOCK, $500.
Fine high quarter block, in Woodstock, only $500. Three blocks from car.

IF YOU WANT
A new, modern, well-built 8-room bungalow, nice lot, East Alder, near 35th, for $3000 that is worth $3500 we have it.
PORTLAND TRUST COMPANY OF OREGON.
S. E. cor. Third and Oak.

BUILDING HOUSES TO SELL?
That's Your Business.
SELLING LOTS ON WHICH TO BUILD,
That's Our Business.
And while we can show you a great variety in the way of locations and prices, we wish to call your attention to
AN
ESPECIALLY ATTRACTIVE PROPOSITION IN
PATTON'S ADDITION.
A full block lying three feet above grade, streets graded all around and cement walk on one side; Bull Run water in; sewer one block away and to be extended on two sides of property. Ry. Co. holds franchise on street passing property.
Price, including all improvements, $2000.
ON TERMS of 10 PER CENT DISCOUNT FOR CASH.
If this looks good to YOU come and SEE US. DON'T TELEPHONE.
COLUMBIA TRUST COMPANY,
714 Couch Bldg. 109 Fourth St.

HOME, SWEET HOME.
8-room modern colonial house, lot ¼ block, corner on Union ave., close in; lot is worth $2500; house cost $3200. A good buy at $7500; $3000 cash, balance to suit purchaser.
9-room beautiful home, lots of fruit and shade, close to carline; must be seen to be appreciated; $4800, with a payment of $500, balance same as rent.
7 rooms, thoroughly modern, near Piedmont; 100-foot street. Price $4000; $1000 to $2000 cash secures this.
5-room bungalow, modern, streets and sidewalks all improved; Sunnyside, close to good school and church. Price $2500; cash $800, balance to be paid same as rent.
LAFAYETTE REALTY CO.
Room 16, Lafayette Bldg.

NEAR WOODBURN.
ON SOUTHERN PACIFIC R. R.
R. R. STATION ON THE PLACE.
$50 TO $80 PER ACRE.
ALL OR PARTLY IN CULTIVATION.
YOUR CHOICE OF 280 ACRES
FINEST OF DEEP BLACK SOIL.
NO STONE—NO GRAVEL.
LAND IS ALL LEVEL.
FINE TIMBER ON EACH TRACT.
RUNNING WATER THE WHOLE YEAR.
ONE MILE TO COLLEGE AND SCHOOL.
ONE MILE TO CREAMERY.
Select your ten or twenty-acre tract now while you have your choice. Easiest of terms. Don't buy before you have seen this.
THE CROSSLEY COMPANY,
708-709 Corbett Bldg.

A GOOD OPPORTUNITY.
Through sickness of owner we are instructed to offer for sale one of the best farms in Oregon, 360 acres, fenced and cross-fenced, 1½ miles from R. R. town, 300 acres in cultivation, over 100 of this now in growing crops, good buildings, family orchard, R. F. D. and phone, good grain, dairy, stock, nut or fruit land; admirably situated for subdivision, $10,000 cash, balance on long time at 6 per cent. We also have a large list of walnut and fruit lands from $20 per acre up; also timber lands, farms, business chances.
WALNUT CITY REALTY CO.,
218 Board of Trade Bldg.

GOOD BUY IN VACANT LOTS.
35x100, Glisan st.; high and sightly; only $3500.
Quarter block in Woodstock, 2 blocks from car, $500; easy terms.
Fine lot, Beauvoir Heights, only $350.
Here is a bargain: Half block in Woodstock, only $650.
PORTLAND TRUST COMPANY OF OREGON.
S. E. cor. Third and Oak.

FOR SALE.
$3500—Modern 8-room house, West Side, between Everett and Northrup, west of 16th st.
$1600—Choice lot in Irvington on 20th, between Thompson and Weidler streets.
$2000—Choice lot on Couch near East 20th st.
$2000—Choice lot between Stark and Morrison, East 17th and 19th sts.
$1200—Choice lot on 24th st., near East Everett street.
SECURITY INVESTMENT CO.,
317 Worcester Bldg.

16TH-STREET CORNER.
50x100; some improvements; a close price for a few days.
F. O. NORTHRUP,
315 Couch bldg. 4th, near Washington.

2 ACRES.
$1600 buys a very choice 2-acre tract, all set out in strawberries, 3½ miles from center of city; best of soil and lays level; 5c care; can make a living on this tract; one-fourth cash.
JORDAN & GARBADE,
232½ Washington st.

INVESTORS TAKE NOTICE.
AN OPPORTUNITY
To join in syndicating a Peninsula tract in city limits; all clear, ready for platting; city water, electricity, car service; will net 100 PER CENT on investment. For particulars see Brown, room 417, 326½ Washington st.

IRVINGTON.
The most complete, best-built and up-to-date 8-room home in this district; every modern convenience, east front, full lot, beautiful street, handy to car, $7500; or will include more ground if wanted; part cash.
J. R. STIPE, 720 Chamber Commerce.

THE VERY BEST
Land in the state at the price, only $35 per acre; 12,000 acres irrigated land under the Carey act; let me show you how your money will earn 12 per cent while paying for a farm.
THOS. M'CUSKER, 205 Couch Bldg.

WANT FOR CASH very fine, large, West Side residence; don't care if over $20,000; but it must be very fine, on ¼ block, 4 bedchambers or over; must be right price; give price, location, etc. Address C 644, Oregonian.

PORTLAND HEIGHTS LOT FOR SALE.
On carline; fine neighborhood; a good investment; price $2700.
THE VETERAN LAND & BLDG. CO., Inc.
(Brown & Eareckson, Managers.)
822 Chamber of Commerce.

IRVINGTON—2 fine lots, 100x100, near new carline, $1900; $450 down, improved district; the longer you delay the more you pay. Jas. C. Logan, 326½ Washington st., room 413.

GO LOOK CLOSE IN LOT.
Walking distance, will sell at sacrifice fractional lot, just east of 714 E. Couch. Call Monday, room 3, over Merchants National Bank.

BUY acreage now before Spring advance; have 2, 3 and 5-acre tracts for immediate sale. Take Oregon City car to Jennings Lodge, see owner. George Morse.

LIST your property with us and get immediate results.
DEVLIN & FIREBAUGH,
510-511-512 Swetland bldg.

TWO houses, good lots, one $550, one $600; near school and car. Call 509, 2 blocks west of school, Lents, Or. N 622, Oregonian.

3-ROOM bungalow with cement basement, bath, hot and cold water. Creston Station, one block from schoolhouse. A 640, Oregonian.

6-ROOM house, fine view, Curry st., South Portland, corner, fractional lot; gas, cement basement; $4000.
MARTIN J. HIGLEY, 132 Third St.

INVESTORS—Go to the Owners' Realty Association; buy direct of owners and save commissions. 205 Abington bldg.

11 ACRES on Willamette River, near Wheatland; all improved. See owner, 407 Rothchild bldg.

$850 FOR fine lot on Vancouver; $100 cheaper than the surrounding lots. Phone C 1287. F. L. Blanchard, 946 Vancouver ave.

FINE block of lots below market value, on good car. Call 243 Stark.

FOR SALE—REAL ESTATE.

SOME CHOICE VACANT PROPERTY.
100x100 facing Williams ave., close in, $6500.
100x100 facing Williams ave., Walnut Park, $3000.
100x100 27th and E. Morrison st., $3000.
50x100 corner Commercial and Skidmore, $900.
80x110 corner on Ainsworth ave., near Union ave., $1500.
50x100 44th and Salmon, $1300.
50x118 43d and East Madison, $600.
50x100 City View Park Addition, $450.
60x120 City View Park Addition, opposite the Crematory on Sellwood carline, $800.
100x150 on Cambridge st., opposite Piedmont, $2200.
50x100 corner Cambridge and Eighth st., improved, gas mains in front of lot, $900.
100x102 16th and Surman on Alberta carline, $800.
50x100 100 feet south from Alberta on 15th st., $600.
50x100 little more than a block from Hawthorne ave. on 32d st., $900.
50x100 on 12th st., near Holbrook, Highland Park, $400.
Terms can be given on the cheaper lots from $25 cash down and $10 per month.
All these lots are well located, best street-car service and good neighborhood. They are all in Portland.
OTTO K. HARKSON,
135½ First St.

TREMONT PARK LOTS $250.
Tremont Park is located within the 4-mile circle of center of Portland, convenient to trolley, 5-cent fare and only 20 minutes' ride to business section; lots 40x105 and 40x110 ft., with 15-foot alleys; price $250 for inside lots and $275 for corners; terms, $10 cash and $5 per month; lots in this tract are the best buy in Portland for the money; only 55 of these lots left; be quick if you want one or more of these little money investments; send or call for plat.
CHURCHILL-MATTHEWS CO., INC.,
Lumber Exchange bldg., 2d and Stark sts.

BARGAIN.
7-large-room house, 1 bedroom downstairs, 3 bedrooms upstairs, front, dining-room and large kitchen, 2 large pantries, 100 feet from carline, 15 minutes from center of city; lot 50x100; full cement basement, furnace and wash trays; reception hall with cozy seat; gas and electric lights; sewer and street improved; large bathroom with medicine chest.
This is the cheapest place in the city and is worth $5000. We are authorized to sell it for $4000. Terms
JORDAN & GARBADE,
232½ Washington st.

IRVINGTON LOT.
East front on 22d st., between TILLAMOOK AND THOMPSON.
On carline, asphalt street, all improvements in and paid for and at $2000.
IT'S THE BEST BUY IN IRVINGTON.
If you want it, you'll have to get it BEFORE NEXT FRIDAY.
COLUMBIA TRUST COMPANY,
714 Couch Bldg. 109 Fourth St.

GOOD WEST SIDE BUYS.
Apartment house sites on Washington st., one $16,000, one $18,000. Nothing better is on the market.
2 lots on Overton street in residence district, $4000 each.
1 lot Raleigh st., fine north front, city view, $1750.
8-room modern Willamette Heights residence, $5000, on terms if desired.
5-room bungalow on South Portland car, not far out, $2750.
J. C. STRUBLE,
432 Chamber of Commerce.

HOMES AND HOME SITES.
$3000—New, modern 5-room bungalow, near the Albina High School, $400 cash.
$2650—Fine 6-room bungalow, lot 100x100, on Mt. Scott carline, $500 cash.
$2750—Good 5-room modern cottage on Rodney ave., walking distance, $1450 cash.
$1200—Quarter block on Francis ave. and E. 81st st., $1000 cash.
$850—Corner lot in City View Park, fine view of the river.
These and many others.
A. A. HOOVER, 313 Gerlinger bldg.

ENGLISH WALNUTS.
We are the largest owners and planters in Oregon. We have the only platted tracts on the market. Our properties are in the walnut country, Yamhill. 5-acre tracts, planted, $100 cash, $15 per month.
CHURCHILL-MATTHEWS CO., INC.
Lumber Exchange bldg., 2d and Stark sts.

BRENTWOOD half-acre tracts, $500; terms $10 cash and $10 per month; water mains in front of each tract, convenient to trolley, 25 minutes' ride to business section of Portland.
We say to the wage-earner, to the savings bank depositor, buy one of these half acres; they are not only sure money-savers, but will prove to be money-makers; remember the terms, $10 cash and $10 per month.
CHURCHILL-MATTHEWS CO., INC.
Lumber Exchange bldg., 2d and Stark sts.

IRVINGTON HOME—$500 cash, balance like rent; this is an elegant 7-room house on full lot, facing east; has beautiful woodwork, extra fine lighting fixtures, furnace, fireplace, and very close to car.
Owner wants the interest, so the price is no higher than if you pay cash. Only $6500.
CHAPIN & HERLOW,
332 Chamber Commerce.

CHOICE BUYS.
$7500—¼ block southeast corner 27th and Savier, 100x100.
$8000—200 feet, faces south on Savier st., 125 feet deep, just west of 29th, uninterrupted view harbor, mountains and city. One block to W. Car, Willamette Heights.
A. H. BIRRELL CO.,
202 McKay Bldg., Third and Stark.

$4750—TEN DAYS ONLY—$4750.
75x100 corner in Piedmont, 6-room modern house, full cement basement, furnace, stationary tubs, fireplace, china closet, pantry, window seats, 2 bay windows, 2 toilets, linen closet, large attic; could make 2 rooms; large porch, roses, lawn, fruit trees, etc.; terms if desired. Address L 654, Oregonian.

BEAUTIFUL modern house of 6 rooms, large living-room 14x28, polished oak floors, with inlaid border, fireplace, dining-room, cove ceilings, paneled oak walls, gas, electric light, heater with hot water coils; location East Salmon st. (walking distance). Price $5250 Terms $3000 cash.
CHURCHILL-MATTHEWS CO., Inc.
Lumber Exchange Bldg., 2d and Stark Sts.

SEE MENEFEE ADDITION
If you want the best home site. We recommend Menefee because we believe that you get the biggest value for your money. Let us prove this to you.
PORTLAND TRUST COMPANY OF OREGON.
S. E. cor. Third and Oak.

RESIDENCE.
5-room, close in, and everything modern and up-to-date; fine lot, 40x110. Price $3700.
5-room, full lot, 20 minutes' on East Side; never been occupied; $1800; easy.
YOUNG, 512 Gerlinger.

BAKERY, new building, first-class, furnace, brick oven, 11x11 inside, 5-room house, corner lot 75x100, good wagon and fixtures. Price, $1800, worth $3000; only for a short time in the market. Rose City Bakery, Lents, Or., Multnomah County.

NOB HILL residence, almost new, 7 rooms and den, very complete, near Washington st., a bargain and $4000 cash handles, 50x100 east front. Walling & Goodwin, 243 Stark.

IRVINGTON LOT.
50x100, near 20th and Tillamook; bitulithic street, east front, very desirable, $1600.
J. R. STIPE, 720 Chamber Commerce.

A SNAP—Lot 50x100 feet North 24th st., 100 feet north of Alberta, $525; terms, $175 cash, $5 per month. Y 568, Oregonian.

TO REAL estate owners who have properties for sale—Join the Owners' Realty Association to save commissions, lawsuits and annoyance. 205 Abington bldg.

FOR SALE—New 5-room bungalow; hardfinished; large lot; in center of Milwaukie; price $1200. Call on owner, William Shindler, Milwaukie, Or.

SACRIFICE—Going East; $2700 cash, $2800 terms; my modern 6-room Alberta bungalow, 2 lots. 1034 East 25th N.

SUNNYSIDE bungalow, new and thoroughly modern; below cost. Phone owner, Tabor 431.

FOR SALE—6-room house, 5 blocks from Williams ave.; must sell; $1250. Lucas & Johnson, 569 Williams ave.

11-ROOM house, walking distance, East Side, $6000.
MARTIN J. HIGLEY, 132 Third St.

NEW, modern 5-room house, 1½ blocks from carline; must sell; terms; $1800. Lucas & Johnson, 569 Williams ave.

$1075—Fractional lot on East Davis, near 22d; $575 cash. Phone B 1698.

$775—EAST SIDE lot, walking distance, worth $900. 608 Main st., Oregon City.

PARK ST., corner, cheapest offered. Call Monday. Walling & Goodwin, 243 Stark.

FOR SALE—REAL ESTATE.

SMALL FARMS.
20 ACRES—All in cultivation, house and barn, 10 acres in strawberries, 4 acres in cherries, within 3 miles of center of city, fine tract for platting. Price $1500 per acre; easy terms.

10 ACRES—All in cultivation, 5 acres in choice small fruit; no buildings, within 3½ miles from center of city, fine tract for platting. Price $1000 per acre; very easy terms.

10 ACRES—All in cultivation, fine soil, on 60-ft. street, within 4 miles of center of city. Price $700 per acre; easy terms.

6 ACRES—All in cultivation, lies beautifully, on corner of two 60-ft. streets, 1 acre in raspberries, within 3½ miles from center of city. Price $1000 per acre; ¼ cash.

2 ACRES—Very choice land, all in raspberries, on 60-ft. st., within 3½ miles from center of city. Price $900 per acre; ¼ cash.

2 ACRES—Very choice land, lies high and sightly, all in Magoon strawberries, lies on 60-ft. street, 5c fare; can make living on this tract. Price $800 per acre; ¼ cash.

4½ ACRES—Near Lents, in high state of cultivation, the best of soil, near carline, running water; just the place for small fruit or chicken ranch; price $500 per acre.
JORDAN & GARBADE,
232½ Washington St.

EAST SIDE INVESTMENT COMPANY,
37th and Hawthorne Ave. Tabor 1147.
4-room cottage on E. 45th st., one block from Hawthorne ave., in very fine district, nice high lot, strictly modern, basement, $1900, $300 cash. Easy payments.
5-room bungalow on fine improved street near four carlines, corner lot, paneled dining-room, beamed ceiling, Dutch kitchen, $2050, $500 cash. Easy payments.
6-room house on E. 45th st., just off Hawthorne ave., in fine location, 58x100-foot lot, house tinted, fixtures all in; a fine buy, $2000; $300 cash, balance like rent.
5-room cottage on E. Madison st., one block from car, fine plumbing, connected with sewer, full basement, wash trays, house tinted, $2650, $500 cash. Easy payments.
50x100 foot lot on Hawthorne ave., faces north in business center, with north frontage, that will double in value within the next year. $900. Two-thirds cash.
The above advertised places are the best buys we have been able to locate in this district and if you are thinking of buying a home or investing we think it would be to your advantage to see them. Open Sunday.
EAST SIDE INVESTMENT COMPANY,
37th and Hawthorne Ave. Tabor 1147.

INCOME—INVESMENTS—INCOME.
CLOSE IN, WEST SIDE.
$ 5,000—40x100 on Jefferson st.
$16,000—200x100 on Salmon st.
$35,000—70x100 on Yamhill st.
$52,500—70x100 on Sixth st.
SOME IMPROVEMENTS.
$ 2,100—50x100, Water st.
$ 3,700—50x100, Harrison st.
$ 6,200—50x100, Montgomery st.
$10,500—50x100, Glisan st.
$20,000—100x100, Third st.
GRAND AVENUE.
$2100—100x100 corner.
$5500—100x100 corner.
FRED C. KING,
506 Commercial Block, 2d and Wash. Sts.

PORTLAND HEIGHTS.
Desirable building sites on the HEIGHTS are becoming very scarce and high-priced. We have a very desirable one-half acre one block from the car, 6th two good roads and water supply, for $3600; view of mountains and city. Investigate this.
COLUMBIA TRUST COMPANY,
714 Couch bldg. 109 Fourth st.

BEAUTIFUL NEW BUNGALOW.
With over ½ acre of land, under perfect cultivation, right on Oregon City carline; near car, 25 minutes out, 5 rooms, bath and pantry; spring water piped in house, beautiful large fireplace, beamed ceilings in living-room and dining-room, veranda 9x30 feet. For quick sale, $2350, suitable terms.
DEVLIN & FIREBAUGH,
510-511-512 Swetland bldg.

IRVINGTON HOME—Lot 100x100, facing south; if you like a large living-room, see this $7800 place; terms can be arranged; lawn is first-class, house is perfectly modern with immense fireplace, beautiful fir paneling; three porches from first floor and two separate floor, one of which is a fine sleeping porch.
Owner leaving city.
CHAPIN & HERLOW,
332 Chamber Commerce.

BEAUTIFUL MANDY LANE—Lots in this choice tract are selling cheaper than in any other tract: $5.00 down, $5.00 per month; sidewalks, Bull Run water; it lies at the end of the Hawthorne-avenue car line; you can always get a seat on these cars.
WESTERN OREGON TRUST CO.,
14 Chamber of Commerce.
A. Cowperthwait, Agent.

HALF-ACRE tracts convenient to trolley, water mains in front of each tract, 25 minutes' trolley ride, matchless for suburban homes or would make ideal chicken ranch; price $500; terms, $10 cash and $10 per month; be wise, plant $10 where it will be safe; your dollars will grow here.
CHURCHILL-MATTHEWS CO., INC.,
Lumber Exchange bldg., 2d and Stark sts.

IF you are interested in real estate you cannot do without our new sectional map. 23 miles of Portland's surroundings; it gives townships, ranges and section numbers, R. R. and electric lines, etc.; price 50 cents, postpaid. Send stamps.
THE CROSSLEY COMPANY,
708 and 709 Corbett Bldg.

UNIVERSITY PARK.
100x100, corner of Haven and Syracuse, only $1050.
2 lots corner Newman and Vanderbilt, one block from car, $1100.
PORTLAND TRUST COMPANY OF OREGON.
S. E. cor. Third and Oak.

A BARGAIN in a fine residence on the East Side, easy walking distance. This is complete and modern in every way; full-sized lot, improved street, high-class district; 1½-story 7-room bungalow, owner going away; must sell. This is a sacrifice price.
F. M. CRAWFORD & CO.
420 Swetland Bldg.

REMARKABLE! unparalleled! inconceivable! unbelievable! yet true, that we offer, Monday, a corner on Lovejoy st. for $5000 that will double in a few short weeks.
AYLSWORTH-EPTON CO.,
718 Cham. Commerce.

FINE LOT on Ainsworth ave., $500. Good lot on East Glisan, near 49th, $350. Fine lot on Portsmouth ave., $600. Handsome corner 100x100, on Boulevard, Piedmont, $1650.
W. W. PAYNE, Woodlawn 1118.

TO RAISE THE MONEY QUICK.
I will sell 50x100 in Holladay Addition for $500 cash; lots surrounding selling for $1200; a delightful level building spot; 3 blocks from carlines. Owner, Charles Brooks, 606 Swetland bldg.

FOR SALE—Must be sold this week, fine 7-room house; hot water, bath, electric lights, large porch and conservatory; lot 50x100; fine roses and fruit trees. See this before you buy. $2800. B 641, Oregonian.

BEAUTIFUL Irvington home; swell neighborhood; 8 rooms, hardwood floors; extra well built; south facing; $6500; terms. A 645, Oregonian.

CHOICE building lot, 100x119, in Firland, all fenced, improved and fruit trees, one block to car, a snap at $850. A 637, Oregonian.

CHEAP ACREAGE.
5 or 10 acres, level, fine location, 10c car fare, hourly service; $250 per acre. Burbaker & Benedict, 502 McKay bldg.

WEST SIDE, walking distance, 5-room modern cottage, fractional corner conveniently located, $2750; $1000 cash, balance terms. Owner, 174 Grover. M. 5516.

BUY direct from owner; new 6-room house, lot 50x100; close to O. R. & N. shops and boulevard, cheap for cash. Address M 644, Oregonian.

HAWTHORNE AVE.
East front, lot right off Hawthorne ave., on Glenn ave.; $1050. Brubaker & Benedict, 502 McKay bldg.

FOR SALE or exchange, part cash, new house, 8 rooms, double floors, 5c car fare, corner lot, overlooking golf links. Phone Main 4063.

$5000 BUYS my cozy home on East Madison and 29th sts., carpets included. Owner, B 2301.

CHOICE 5 and 10-acre tracts for sale; easy terms; no irrigation. North Bank Nut & Fruit Land Co., 538 Chamber of Com.

ON THE COLUMBIA RIVER.
Acreage for $100. E. R. Markham, room 209 Commercial block.

FOR SALE—Lot in Sunnyside, 50x100, all improvements in; parked street; cheap for cash. 215 Chamber of Commerce.

RIVER FRONT and Oregon City carline acreage, 40 minutes to Portland. Address E. Meldrum, Milwaukie.

LARGE 7-room house, 2 lots, near car; easy payments; bargain to right party. Owner, 407 Rothchild bldg.

FINE 8-room house, Highland, $3750.
MARTIN J. HIGLEY, 132 Third St.

FOR SALE—REAL ESTATE.

HEILMAN & LATHROP.
(Sign of the Horse Shoe)
Over Merchants National Bank.
GOOD BUYS AT REMARKABLY CHEAP PRICES.
$1000 will handle very large, new modern home, close in, walking distance, very best locality, corner, 5 bedrooms, double parlor, large fireplace, paneled dining-room, 2 toilets, laundry, fireplace, attic, with billiard room.

Handsome new bungalow, owner gone to Chicago. Built in the prettiest part of Holladay, furnace, fireplace, large rooms, elegantly finished; must be sold at once; $4750.

Two very swell, stylish hot-water heated homes in Portland's prettiest part. These homes we have orders to sell at big sacrifice; must be seen to appreciate. Both homes too large for owners.

Beautiful new home, Walnut Park, 2 fireplaces, 2 toilets, furnace, double floors, Dutch kitchen, east facing window cosy, closet, built-in window seats, buffet and wardrobe; every convenience; very cheap at $5000.

Woodlawn car, 6-room cosy home, corner, good locality, will sell very cheap; terms.

These homes can all be bought for very much less than you could build, saving you bother, expense and time.
HEILMAN & LATHROP,
(Sign of the Horseshoe)
245½ Washington st., over Merchants National Bank.

"IT DOESN'T HURT A FACT TO HAMMER IT."
More fortunes are made in real estate in Oregon than anything else.
PLANT TEN DOLLARS WHERE IT WILL GROW.
Buy half-acre tract in "BRENTWOOD," only $500, $10 cash and $10 per month.
Every half acre fronts on 50-foot street, water mains to each tract; convenient to trolley, 5-cent fare, 25 minutes' ride to business section of Portland.
Just go sure as Oregon grows, and grow it must, just so sure will these half-acre tracts increase steadily in value.
These half-acre tracts are selling fast. Let us show you.
CHURCHILL-MATTHEWS CO.,
Lumber Exchange bldg.

WASHINGTON-STREET
Corner, $16,000.

SUNNYSIDE HOMES
Nice 5-room cottage on East Alder, near 38th st., $2800.

CORNER LOT—MODERN COTTAGE,
5-room, $2700, East Main st.

5-room bungalow, East Alder, near 35th, only $3000; worth more.
PORTLAND TRUST COMPANY OF OREGON.
S. E. cor. Third and Oak.

A HOME AT RIVERDALE.
4 full lots, 200x100 corner, lies just slope enough for drainage, fine view of East Side golf links, water, etc.; good 6-room house, with fireplace, porcelain bath, wash stand, toilet, etc., large porches upstairs and down; fine large spring with water ram; water piped in house; a water system of your own; 4 blocks from station and river; good walk; 14 minutes' ride up on the West Side; this is a most select district and surrounded by pretty homes. It's yours for $2800; only $400 down.
J. R. STIPE, 720 Chamber of Commerce.

APPLE ORCHARD.
Good suburban home, bearing orchard; 16 acres, 3 acres 10-year-old apple trees, 10 acres 5-year-old, 5 acres pasture; first-class modern house, hot and cold water, bath, etc., barn, chicken-houses. Situated 12 miles from Union Depot, Portland; fronting Clackamas River. Also small stream of running water going through place, suitable for constructing ponds. Price $10,000, one-half down, balance time. No agents. Address K 601, Oregonian.

OVERLOOK.
¼ block from car on graded street, with cement sidewalks, new 7-room fibre plastered house with full cement basement, with cement floor, gas and electricity, furnace, 2 toilets, everything of the best. Price $4200; half cash, balance terms at 7 per cent. Call 515 Corbett bldg.
KAUFFMANN & MOORE,
225 Lumber Exchange.

$1850—6-room house, concrete basement and pavement, bath, full lot, south front, Brooklyn st. and E. 25th, two blocks to 2 carlines.
$1700—5-room house, south front, Bush st., ½ block to Brooklyn carline. These are special bargains—terms.
A. H. BIRRELL CO.,
202 McKay Bldg., Third and Stark.

50x100, UNION AVE., $3000.; between Halsey and Weidler sts.; best buy on the street; we have higher-priced ones in the same vicinity.
CHAPIN & HERLOW,
332 Chamber of Commerce.

EAST BURNSIDE DISTRICT.
We have several high-grade homes in the swell East Burnside district for sale, ranging about $5000 in price.
H. P. PALMER,
213 Commercial Club Bldg.

SNAP—One acre, 3 miles from Courthouse; swell 4-room house, fine cellar, woodshed, good barn, fruit trees, berries, 1 horse, 1 cow, 1 buggy, about 50 chickens; $1300, easy terms. 326½ Washington st. Room 216. Phone Main 7333.

HOME—EAST MORRISON CAR.
¼ block, 7-room house, bath and toilet, ½ block from car, fine chicken house, garden, etc; will sell this very cheap. Call room 3, over Merchants National Bank.

$13,000—Corner lot, 2 modern houses, room for another house, best residence district on 2 carlines, near Portland Academy; good income; fine site for apartment house. S 632, Oregonian.

IRVINGTON HOME, on Schuyler st., bet. 19th and 21st; lot 75x100, 6-room house with full cement basement, 2 fireplaces and all modern improvements, $7300. Phone Main 142.

WALKING DISTANCE, CLOSE IN.
Fractional lot very cheap; owner leaving city; must sell at sacrifice. Call this morning Room 3, over Merchants National Bank.

HAVE lot 50x100, with 6-room house, A-1 property in good location, price $3600, half cash; 110x80, on Canby, near Ainsworth, with 5-room house, all modern, $3150. Call 413 Buchanan bldg.

$3750—Elegant 6-room modern up-to-date house, nearly new, fixtures and shades, convenient to carline, excellent neighborhood, very desirable; must sell; terms to suit. C. B. Lucas, 405 Corbett bldg.

DO you want to buy a good 5-room house, with 4-5 acre, covered with fruit of all kinds, 1 block from carline, only $625 cash, balance like paying rent? Price $2500. C. B. Lucas, 405 Corbett bldg.

$2000 FOR new, modern, up-to-date 5-room bungalow facing east, ½ block from Alberta on 17th; $600 cash, bal. as rent; it's a bargain. F. L. Blanchard, 840 Chamber of Commerce.

8 ACRES on the O. W. P. Ry. (station to be built at corner of tract); 2 acres cleared; price, $1000; easy terms.
KNAPP & MACKEY,
213 Board of Trade.

OWNER has lot 50x100, cement sidewalks and curbs, graded streets, city water, electric lights; building restrictions; beautiful view; $500; easy terms. S 639, Oregonian.

$4750.
Hawthorne quarter facing south and east, on E. 14th.
H. P. PALMER,
213 Commercial Club Bldg.

CHEAP HOME—50x100, 7-room house, 3 finished, fine view; will rent for $10; price, including piano, $1150; $650 cash.
ZIMMERMAN, 621 Board of Trade.

5-ROOM house, full lot, Firland, $1300; $500 cash, balance $20 per month. See this.
MARTIN J. HIGLEY, 132 Third St.

FOR SALE—$138.20 equity in sightly lot on 31st and East Harrison at bargain if taken quick; balance $10 per month. O 642, Oregonian.

NEW 5-room house, with all modern improvements; must sell at once. Phone Sellwood 1182. Address 635 Marion.

SWELL new modern 6-room and large den bungalow, near 24th and East Yamhill. Key at 171 East 22d st.

FOR SALE cheap, quarter block in Irvington, or will sell corner and inside lot separately. L 638, Oregonian.

BARGAIN for cash, corner lot on Corbett st.; east front. M. E. Lee, room 411, Corbett bldg.

BEST bargain on St. John line for $1600; lot 100x100, 4-room house and a nice variety of fruit trees. 320 Swetland bldg.

PHONE Main 4514, between 9 A. M. and 2 P. M., 6-room cottage in first-class condition given away free.

ACRE near Woodstock; holder unable to keep up payments; price $750; part cash and terms. B 623, Oregonian.

IRVINGTON CORNER.
100x125, close in, $3500. 718 Chamber of Commerce.

$2300—New bungalow, $300 cash, $20 monthly, 44th, near Hawthorne. Tabor 1763.

FOR SALE—REAL ESTATE.

LOT BARGAINS.
$ 800—Nice lot on 23rd Alder, west of 37th; street and sewer in.
$1150—Lot 40x100, East Yamhill, near 25th; part cash, balance time.
$1375—Lot East 24th, bet. Burnside and Ankeny; very easy terms.
$2750—3 lots, cor. East 37th and Alder; half cash.
$3600—Full ½ block, East 14th and Division; small house; a snap.
HOUSES.
$2500—50x100 and 2 5-room cottages, near South 1st st.
$2500—7-room house, East 31st, near Ankeny; half cash; snap.
$2850—50x125, 7-room good house, south of Russell st., near Union ave.
$3500—6-room nearly new modern house, East Yamhill, near west of East 30th.
$6000—8-room nearly new home, near Hawthorne ave. and East 22d; $1000 cash, balance time.
F. W. TORGLER, 106 Sherlock Bldg.

IF YOU ARE WISE.
$130,000—Quarter block on 6th st.; best bargain on the street.
$65,000—Quarter block, good building paying about 8 per cent, long lease.
$14,000—Quarter block, 23d and Washington; this is $1000 less than value.
$3500—100x100, 25th, near Nicolai, business moving this way.
$5000—100x125 near 24th and Thurman; if you are wise get busy.
$750—100x100, Riverdale; very desirable; $250 cash, balance 5 years.
$700—4 lots on Peninsula, near Swift's; worth $250 each.
$675—3 lots, same; these are worth looking at.
40 acres, close in, $250 per acre.
$100 per acre, 10-acre tract near Carlton, part of Ladd & Reed farm.
$300 per acre, 50 acres this side of Claremont Hotel, near Linnton road.
THOS. M'CUSKER, 205 Couch Bldg.

IDEAL FLAT SITES.
Near East End of Steel Bridge.
$2500; Crosby and Cherry, ¼ cash.
50x100, $4250; ¼ cash.
50x100, $4750; corner; ¼ cash.
50x100, $4000; East 1st and Holladay.
66 2-3x100, $130 front foot, Holladay ave.
WEST SIDE FLATS.
Are paying 13¾ per cent net on amount necessary to invest; four 5-room flats, furnaces, fireplaces, paneled and beamed dining-rooms; new, modern; between Washington and Glisan, east of 23d; no phone information. Conklin Bros., 302 Rothchild bldg.

LET US build you a home for cash or installments. We have modern facilities for building homes of all descriptions on a cash or installment basis. Let us work from your plans and incorporate your ideas in your future home. All that is necessary is for you to have a lot in any locality, and in 60 days you can stop paying rent and move into your new home.
ATLAS BUILDING COMPANY,
Room 15 Hamilton Bldg.

WEST SIDE.
$5000—Fractional corner, 25th and Northrup, including bitulithic pavement; fine for flats.
$3500, 75x100; $3000, 40x100, near Portland Academy; unobstructed view.
Have many other fine buys in West Side residence property.
E. J. DALY,
222 Failing Bldg.

¾ BLOCK, 30 st. N. and Clackamas; ¼ block, Union ave. N.; fine location for store and flats; several fine lots on Union ave. N., near Portland Boulevard, on easy payments; three lots, Grand and Alberta sts.; two lots Alberta and 6th st.; two fine lots Portland Boulevard, near Union; one large lot, 32d, near Hawthorne ave.; one lot Killingsworth ave., near Union ave.; good terms given on any of all these lots.
O'Brien Realty Co., McKay bldg., city.

$4500 on Quimby st., only 3 blocks from the $5,000,000 railroad purchase, 5-room house and 30x100 lot; all improvements in and paid for; $1500 cash, balance ten years at 6 per cent; will be worth a fortune in a few years; price will be raised if not sold Monday. C. F. Pfluger & Co., room 14, Mulkey bldg., 2d and Morrison sts.

CALIFORNIA bungalow; 6 large and light rooms, modern in every way; gas and electric, walls tinted to suit, concrete basement, with furnace and laundry; improved street, 2 blocks to Sunnyside car; lot 43x142; $3400; $500 down, balance to suit. Conklin Bros., 302 Rothchild Bldg. or cor. East 35th and Hawthorne ave. This office open Sunday.

$6500 BUYS a beautiful new home in Irvington, 8 rooms and attic, full basement, hardwood floors, paneled dining-room, china closet, clothes chute, cooling chests, wood-hoist, 2 fireplaces, furnace, 2 toilets, bath, cement walks and all conveniences; a beautiful home. The Williams Investment Company, 621 Corbett bldg. Phone Main 8143.

BUILDING OPPORTUNITY.
If you own your lot and want to build a home we will furnish you sufficient money to build what you want. Plans and specifications furnished. Money advanced as building progresses. For further information call at 517 Lumber Exchange bldg.

A LOVELY HOME.
Full lot, modern 7-room house, strictly up to date, large sleeping porch, large light rooms, close in on East Side, fine location; if you are looking for something at reasonable price see this.
ZIMMERMAN, 621 Board of Trade Bldg.

TWO BLOCKS from new High School, beautiful location for I, 1, or 2 houses, on corner, within two blocks of new High School building; $1200; terms. This is a saving of $300.
GODDARD & WIEDRICK,
110 Second Street.

$900—Full 50x100 lot and new 3-room house, with hall, plastered, porcelain bath, toilet, hot and cold water; must be sold before February 10; all cash. C. F. Pfluger & Co., room 14, Mulkey bldg., 2d and Morrison sts.

$10,500 BUYS 8-room modern home, cost $5500 to build; corner 100x100, fine location for apartment, within 2 blocks of East Side High School; if you are a speculator, this is your chance. The Williams Investment Company, 621 Corbett bldg.

NEW, modern, 8-room residence in popular Alberta district, will sell on terms; also a block of ground equal to 6 average size lots at Woodmere for $750; small payment down; this is a snap. Realty Brokerage Co., 918 Board of Trade bldg.

$3500—5-room cottage in Irvington, beautiful 50x100 lot, nice fruit trees and lawn, all improvements in and paid for, brick basement, porcelain bath, suitable for small family or elderly couple; ½ cash. Address B 643, Oregonian.

VERY DESIRABLE LOT, GOOD ADD.
100x100, Mount Tabor, 24 fine fruit trees, block from car, excellent view, an ideal building spot, good homes all around it; price, with terms, $1050.
ZIMMERMAN, 621 Board of Trade Bldg.

BE SURE to look into this. A large 6-room strictly modern house, full cement basement, best of plumbing, located in a rapidly growing neighborhood; certainly a bargain for some one; only $2400; terms.
Conklin B