

NEW TODAY.
140 lots in Sellwood
FOR \$250 EACH
 Adjoining lots held at from \$400 to \$600 each. Fully improved with a new modern flat that can be moved when you need it for a warehouse. Only a short distance from Washington street. Income \$160 yearly. Adjoining quarter held at \$40,000.

\$38,000
 Quarter block on the 13th street switch, newly improved with a new modern flat that can be moved when you need it for a warehouse. Only a short distance from Washington street. Income \$160 yearly. Adjoining quarter held at \$40,000.

TENTH STREET
Near Morrison
Full Lot Handsomely Improved
Note the Income
\$4200 YEARLY
 When the Olds, Wortman & King building is completed this property will double in value, and in the meantime you are getting one of the best pieces of income property ever offered in Portland. Note the income and then the price.

\$32,000
 Here's another bargain for your money if you want to either speculate or build. A full lot in the ultra-fashionable residence section of 26th with elegant homes all around it for only

\$5000
Mackie & Pountree
217-9 Lumber Ex. Bldg.
Cor. Second and Stark Sts.
RIVER FRONT
 A BEAUTIFUL LOCATION FOR NIGHTLY HOMES JUST PLATTED ON THE WILLAMETTE RIVER.
 This is the most beautiful and accessible river front property to be found near Portland. It is only nine miles from the center of the city, four blocks from Covell station on the Oregon City electric car, and is conveniently reached by automobile, horse and carriage, steamboat or gasoline launch. These lots are selling fast. If you want to get any of them you will have to be in a hurry. For further particulars call on

THE DUNN-LAWRENCE CO.
 24 1/2 Alder Street.

RIVER FRONT
Residence Sites
 90x300,
\$1250—TERMS
CHAPIN & HERLOW
 332 Chamber of Commerce.

They Are All Good!
\$2250
 Quarter block, close in, East Side.
\$4150
 50x100—2 houses, E. 11th, central.
\$2600
 50x100—3-room house, Irvington.
\$2750
 2x100—6-room house, near Ladd's Add.
\$7000
 50x100—8-room house, Hoyt, near 22d.
\$650
 40x100—Fine lot, 14th, near Alberta. Terms on any of the above and if they don't suit you, tell us what you want.
SMITH'S AGENCY,
 105 Sherlock Bldg.

PENINSULA ACREAGE
 Two-acre tract on Phipps street and Washburn avenue, being part of block 10, Glenwood Park. This is a beautiful tract. There is a modern, four-room house, chicken and outhouses, all fenced, and about 40 bearing fruit trees. It is a bargain.
Price \$6500

Mall & Von Borstel
QUARTER BLOCK
 S. W. COR. 14TH AND COUCH
 \$5000 under market price, if taken at once.

WAKEFIELD, FRIES & CO.
 220 Stark St.
 7 1/2 ACRES, 2 miles west of Beaverton; 1/2 mile from railway station; all cleared and in high state of cultivation; facing on 2 good public roads; soil very rich, land well watered. Price, \$1000. Also several 50x100 corners, near carline. Price, \$600, half cash, bal. easy payments.
419 Board of Trade.

On New Carline to the Packinghouses
 Close to Kenton, 75x100, fine rooming-house site. Price, \$1000. Also several 50x100 corners, near carline. Price, \$600, half cash, bal. easy payments.
MARGULIS & SCHUBACH,
 627 Board of Trade.

NEW TODAY.
GOOD BARGAIN
REAL BARGAINS
 10 ACRES, 3 1/2 miles out, on the west side near school, church and stores. Improved with 4-room house and barn; 500 Yellow Newtowns and Spitzbergen, with Jonathan pollenizers, 2 and 4 years old; family assortment of peaches, cherries and plums. 1 1/2 acres in strawberries, quarter acre seeded to onions and garden, balance of place in potatoes, meadow and vetch. An abundance of free water from spring and creek. PRICE, \$9000. Terms.

\$6000
 Lot 50x100, with new and modern house, in Irvington. Asphalt pavement, close to best car service in Portland and 10 minutes' ride from center of retail district. Price is right and can make very easy terms.

\$1500
 Lot 50x100, in Irvington, close to good car service. Asphalt pavement, cement walks, sewer, gas and Bull Run water, making all in and ready for use. Easy terms.

\$8000
 Lot 50x100 feet, on Irving st., bet. 23d and 24th sts., and modern home of 7 rooms in nice condition.

ROUNTREE & DIAMOND
 241 Stark Street, Cor. Second

SOME EXCELLENT VALUES IN FARMES
HOOD RIVER ORCHARDS
 10 ACRES of one of the best in Hood River, about TWO-THIRDS IN FULL BEARING, \$1700 per acre. This will pay from 30 to 40 per cent on investment.
 10 ACRES in young trees, strawberries, good car service, 20 minutes' ride. Take Jefferson-street steam car to Hood River and see this place today. Our agent is: R. E. JAMES, Hood River, Ore.
 We have quite a number of other places to choose from, and if you have any intention of buying in Hood River IT WILL PAY YOU TO SEE US FIRST.
MARGULIS & SCHUBACH
 627 Board of Trade,
 Main 2668, A 334.

River Acreage
Country Home
 Four-acre tract on Willamette, near Back Bay, beautiful grounds, all city conveniences, water, electric lights, furnace, telephone, good car service, 20 minutes' ride. Take Jefferson-street steam car to Hood River and see this place today. Our agent is: R. E. JAMES, Hood River, Ore.
 Also 1-acre tract in same locality, above, with about 25 trees, in front, \$1000, on easy terms; a snap.

HOOD RIVER ORCHARDS
 16 acres, 13 acres in Spitzbergen and Newtowns, 2 years old; on main county road, 1/2 mile from the city; irrigation, new house. Price, \$225 per acre; \$2500 will handle. This is a real bargain. You will have to step lively if you want it.
 60 acres, 1 1/2 miles south of town, on the east side; a No. 1 soil; 12 acres Spitzbergen and Newtowns, 10 years old; some old trees; 3 acres of strawberries, small house, good barn, spring for house use, water from the irrigation ditch. This is a good investment and a chance to make a good fortune. Ask us about this and many others.

RAND, READ & CO.
 316 Board of Trade Building.

ARKER & WARD
 Our New Addition, near Sellwood. High and slightly, streets graded, sidewalk laid and water to every lot.
LOTS 50x95
\$350 to \$550
 We pay for all improvements. Sold on 1/3 cash. If you want more information, send for our Illustrated Booklet.
KNAPP & MACKEY,
 212 and 213 Board of Trade Bldg.

FOR RENT
 \$25 each for those 5 desirable flats at 338-350 Ross street.
 \$40 for the excellent house, 601 East Salmon street, corner of 15th.
 All of the above will be leased to tenants, without children, for one or more years.
R. H. Blossom
 316 Chamber of Commerce.
FINEST CORNER IN PIEDMONT
 100x100, with 8-room modern home; all conveniences; large well-laid, cement basement, sleeping porch, electric, etc.; beautiful trees and roses; three blocks from carline; today a fine time on the market. Price \$8500, or will trade for close-in property.
Sengstake & Lyman, 90 Fifth St.

APARTMENT SITE
 10x100 on 6th st., few blocks from Post-office.
A. H. DOWLING,
 Phone Black 192. Milwaukie, Or.

HOUSES FOR RENT
 8-room modern house, 16th and Tillamook, \$24.
 7-room modern house, 21st and Overton, \$20.
 7-room modern house, 844 1st st., \$20.
 4-room house, 885 Savier, \$18.
THE SHAW-PEAR COMPANY,
 245 1/2 Stark Street.

Park and Flanders
 Last quarter at the price.
OWNER, A. P. 103, Oregonian.
**\$550 cash will handle this—6-room house, lot 45x108, on Monroe st., near Gantenben avenue.
MARGULIS & SCHUBACH,
 627 Board of Trade.**

NEW TODAY.
FOR SALE
\$4200
 Corner lot 100x100, with new and modern house; three bedrooms; easy terms.

\$6000
 Lot 50x100, with new and modern house, in Irvington. Asphalt pavement, close to best car service in Portland and 10 minutes' ride from center of retail district. Price is right and can make very easy terms.

\$1500
 Lot 50x100, in Irvington, close to good car service. Asphalt pavement, cement walks, sewer, gas and Bull Run water, making all in and ready for use. Easy terms.

\$8000
 Lot 50x100 feet, on Irving st., bet. 23d and 24th sts., and modern home of 7 rooms in nice condition.

ROUNTREE & DIAMOND
 241 Stark Street, Cor. Second

PROSPECT PARK
THE CREAM OF IRVINGTON
 Asphalt pavements, cement walks, sewers, gas and water mains. Building restrictions, is 10 minutes' ride from the retail center and has the best car service in Portland. Low prices and easy terms. Special inducements to homebuilders.

Rountree & Diamond
 241 Stark St., Corner Second, or East Seventeenth and Knott Sts., Irvington.

INVESTMENTS
\$3000 4 cottages and over quarter block on Macadam street, paying 14 per cent; half cash.
\$6500 Two flats and one cottage; full lot on 11th near Hall st.; paying 9 per cent.
\$11,000 Two stores, 2 flats; corner lot on Williams ave.; will pay 10 per cent.
\$11,000 100x100 corner, with 4 good houses; corner of 1st and Front st.; paying 11 per cent; part cash.
\$12,500 2 stores, 2 flats, 2 7-room houses; corner of Front st.; paying 11 per cent.
\$16,500 8 new flats, close-in, East Side; paying 11 per cent; part cash.
\$25,000 40-room apartment house, leased for \$200 per month; close in, West Side.
\$27,500 4-story brick on Front st., paying over 8 per cent; half cash.
\$70,000 4-story brick, corner on Seventh st., paying 7 per cent.

GRUSSI & ZADOW
 317 Board of Trade Bldg., 4th and Oak

WAREHOUSE SPACE FOR RENT
 In the Buffalo Pitts Company's warehouse, 20,000 to 30,000 square feet. Light, dry floor space.
INQUIRE BUFFALO PITTS OFFICE,
 320 East Yamhill Street.

PAYS \$1500 PER YEAR
 160 acres, 3 miles from Clatskanie cheese factory, 1 mile from school; 40 acres in crop; 1 span mules and harness; 9 cows, 4 hogs, 30 hens, 25 standards of cows, 1 wagon, 1 truck, half interest in mower and rake, 7-room house, barn 10x12 and other buildings and necessary tools. Water piped in house and barn. Creek running through place; good fishing. Price, \$4000, half cash, balance 6 per cent.
A. A. CLARK,
 319 Board of Trade Building.

GREENHOUSE
DOING FIRST-CLASS BUSINESS.
 New greenhouses and everything of the best; acres of ground, 2-room residence and large barn, right in town. For sale cheap.
THE DUNN-LAWRENCE CO.,
 248 Alder St.

Fruit and Wheat Land
 In KLICKITAT COUNTY, WASH. Short distance from Portland.
S. T. WALKER,
 604 Corbett Bldg., Portland, Oregon.

APARTMENT SITE
 14 ACRES on Beaverville Prairie, within 10 miles of Portland; all cleared except 1 acre of good timber; never-failing stream of water; soil rich; land well watered. Price only \$250 per acre; 10 per cent cash, balance to suit purchaser.
 Call or Address D. R. WHEELER, Wheeler Station, Fourth-St. Railway.
 We have several lots in South Portland very cheap.
MARGULIS & SCHUBACH
 627 Board of Trade.

NEW TODAY.
Exceptional Fine Residence Lots at Bargain Prices
 We now have on the market 19 of the choicest residence lots in Sunnyside, right on carline, between Salmon and Taylor, 49th and 50th streets. Bull Run water, fruit trees. Five-minute car service.

LOTS ARE 50x100 AND 50x150
 Also 29 choice lots at Sunny Slope, on 50th street, two blocks from Base Line road.

E. KIESENDAHL
 Room 26, Hamilton Bldg.,
 131 Third St.,
 Main 4067.

PROSPECT PARK
THE CREAM OF IRVINGTON
 Asphalt pavements, cement walks, sewers, gas and water mains. Building restrictions, is 10 minutes' ride from the retail center and has the best car service in Portland. Low prices and easy terms. Special inducements to homebuilders.

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 241 Stark St., Corner Second, or East Seventeenth and Knott Sts., Irvington.

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 319 Board of Trade Building.

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 We have several lots in South Portland very cheap.
MARGULIS & SCHUBACH
 627 Board of Trade.

NEW TODAY.
LADD'S ADDITION
THE ONLY
 exclusive downtown residence district.

ASPHALT STREETS
CEMENT WALKS
 All improvements paid.
 Wide avenues, with 14-foot alleys in every block.
 Only 20 minutes' walk to business district of city.

DONT FAIL TO SEE THE MANY NEW HOMES
NOW BUILDING
PRICE \$1800 AND UP

F. W. TORGLER
 106 Sherlock Bldg.
STRONG & CO.
 605 Concord Bldg.

The Down-to-Date Apartment Houses
The New Flats and Residences
 Both for Renting and Selling.
 You will be surprised at the great number of modern conveniences which we incorporate in our buildings and at a little extra cost. And that is one reason we have no trouble renting or selling a building for our clients.
 Our residences and flats are built in advance of the time in point of architectural style and modern conveniences. Call and see our plans.
 You know we are in a position to help you make a profitable investment or construct for you a beautiful home. Plans and specifications free of charge.
 Money loaned for building purposes.

SPENCER-MCCAIN CO.
 Architects and Builders.
 618 New Lumbermen's Bldg., corner Fifth and Stark Sts. Phone Main 6900.

STATE LAND
FILE TODAY
LAND OFFICE
 209 Wells-Fargo Bldg.
 on a 40 or 100-acre tract.

Holladay's Addition
 The one BEST place in Portland to buy. GEOGRAPHICAL CENTER AND MOST DESIRABLE RESIDENCE PROPERTY OF THE CITY.
SEEMINGLY BELIEVING—BETTER GO AND SEE THE MANY CHOICE RESIDENCES UNDER CONSTRUCTION AND THE IMPROVEMENTS GOING ON.
MURPHY & CASWELL,
 230 Stark St.

MY HOME MUST BE SOLD
 Misfortune makes necessary the immediate sale of our beautiful home, S. W. corner Hawthorne and Glenn avenues; is 50x100 feet, with two new, modern cottages; will return income of 10 per cent on an investment of \$6500; about two-thirds cash, balance one year. Apply on premises.
NELLE NASH, Guardian.

MORTGAGE LOANS
 Lowest rates and terms to suit; special rates and favorable terms on large loans on business properties.
A. H. BIRRELL CO.,
 202 McKay Bldg., 3d & Stark.

FOR SALE OR TRADE
 1500-acre stock ranch, \$10 per acre, all fenced, all tillable, substantial improvements, in Douglas County; or will exchange for Portland property or close-in acreage, paying difference.
JACKSON & DEERING,
 Phone Main 345 246 Stark St.

NEW TODAY.
JONESMORE
 Values are not visionary. If you will visit this splendid addition you will see WHAT IS; not what is GOING TO BE.

LOTS 50x100
Price \$400 to \$600
 All improvements paid for. Take Montavilla car.
 Agent at tract.

Geo. D. Schalk
 264 Stark St.

PARK AND YAMHILL STS.
CORNER AND THREE-STORY BLDG.,
\$40,000
 EASY TERMS.
7th AND GLISAN STREETS
CORNER LOT AND 4-STORY HOTEL,
\$40,000

E. BURNSIDE, Near 20th
ELEGANT 6-ROOM HOUSE AND LOT,
\$4500

Beautiful Suburban Home
NEAR HAWTHORNE AVE., 14 LOTS AND ELEGANT HOUSE,
\$13,500

C. E. FIELDS & CO.
 412-416 BOARD OF TRADE
 Phones—A 2661, Main 4581.

ROSSMERE
 One of the most beautiful residence districts in Portland. The ideal site for beautiful homes. It will pay you to look at Rossmere before purchasing elsewhere, as you will find, in addition to the choicest location, every modern up-to-date improvement, such as graded and gravelled streets, 10-foot parking, cement sidewalks, curbing and Bull Run water (all in, complete and paid for). Rossmere is ideal. If you do not see it, no further urging is necessary. Look at Rossmere today—the sooner the better.
ALL LOTS 50x100; \$2000 BUILDING RESTRICTIONS; \$550 TO \$750 PER LOT, INCLUDING IMPROVEMENTS.
 We guarantee a perfect title. Take Rossmere car, Third and Yamhill. Agent on the ground afternoons.

Clark-Cook Company
 8 Board of Trade Building.
 Phones: Main 5407, 5402.

BARGAINS ARE NOT ALWAYS RECOGNIZED
 But here are two genuine bargains:
 100x100 on Northrup street. \$7000
 90x100 in the heart of the Lower Albina business section for. \$3500

CHAPIN & HERLOW
 332 Chamber of Commerce.

"WILLAMETTE HEIGHTS"
CHOICE VIEW.
Lots and Quarters
 This side of gulch and no climb. Can't be beat for price or view.
GEO. J. SCHAEFER, 317 Cham. of Com.

For Sale
 A few extraordinary bargains in homes in Sunnyside, South Sunnyside and in neighborhood of East 29th and Couch sts. See these before the owners leave for the Summer.
THE SHAW-PEAR COMPANY,
 245 1/2 Stark Street.

CARTWRIGHT PARK
 The Most Charming Beach Resort in Oregon. Let us tell you why.
LAMBERT-WHITMER COMPANY
 107 Sherlock Bldg., 404 E. Alder st.
 Branch office at Seaside House, Holladay Station.

MORTGAGE LOANS
 On city property at reasonable rates. Terms, lease or purchase.
CLARK-COOK COMPANY
 8 Board of Trade Building,
 Phone Main 5407, A 2662.

NEW TODAY.
Gravity Center City
 The waters flow from 300,000 square miles of the most fertile area on the globe to the Peninsula between the Willamette and Columbia Rivers. The warm ocean currents rise in the Sea of Japan and flow to the Oregon coast, into the Columbia and break on the shores of the Peninsula, 110 miles inland, with two feet of tide. Is not the Peninsula truly the "Gravity Center City?"

University Park
 Is the business center of the "Gravity Center City." Our slogan, the "Gravity Center City." Business and commerce follow the lines of least resistance; both will flow to the "Gravity Center City."

Common Sense
 If you use even a little common sense you can see that every lot on the Peninsula must soon become immensely valuable and the highest values will be at University Park, the business center. We have only a few lots left for sale on easy monthly installments.

FRANCIS I. MCKENNA
 617 Commercial Block.

BEAUTIFUL Riverdale
 4-acre tract, with a magnificent view in a restricted district.

Riverwood
THE GEM
 Two acres in this choice subdivision can be bought at a price that will appear to you, if you appreciate the location, the neighbors and the ideal surroundings.

Chapin & Herlow
 332 Chamber of Commerce.

PORTLAND HEIGHTS
 Nearly 10,000 square feet, with frontage of 131 feet on what will be one of the most fashionable residence streets in Portland. Slightly, with unobstructed view; large adjoining area, suitable for private garage and for protecting the view, included. No better home site to be had.

Price \$12,500
HENRY E. REED
 637 Chamber of Commerce.
 Phone Main 8535.

WAREHOUSE PROPERTY
A BIG SNAP
 75x100, corner on 15th st., 2 blocks from new Fuller warehouse. This property is improved and pays a good rate of interest. Will double in value in a very short time. Must go in the next few days; owner leaving city. Positively the best buy in town. \$13,000 will handle. No phone information.
SELLERS & SMITH,
 308 Board of Trade.

REAL ESTATE DEALERS
 Andrews, F. V. & Co. M 3949, 30 Hamilton Bldg.
 Baker, Alfred A., 315 Abington Bldg.
 Beck, William G., 312 Pacific Bldg.
 Birrell, A. H. Co., 202-3 McKay Bldg. Real estate, insurance, mortgages, loans, etc.
 Brubaker & Benedict, 602 McKay Bldg. M 549
 Chapin & Herlow, 332 Chamber Commerce.
 Cook, E. S. & Co., 305 Corbett Bldg.
 Fields, C. E. & Co., Board of Trade Bldg.
 Jennings & Co., Main 168, 206 Oregonian.
 Parrish, Watkins & Co., 250 Alder st.
 Richardson, A. B., 221 Com. Club Bldg.
 Schalk, Geo. D., 264 Stark St. Main or A 266
 Walker, J. P. & Co., 123 1/2 Sixth st.
 The Oregon Real Estate Co., Grand ave. and Multnomah st. (Holladay Addition).
 Wadell, W. O., 306 Lumber Exchange Bldg.
 Walker, E. F., 504 Corbett Bldg.
 White, B. F., 227 1/2 Washington st.

FOR SALE—REAL ESTATE.
 FULL LOT, restricted district, cement walks, curbs and street work in and paid; \$500. P 135, Oregonian.