NEW TODAY.

$125,000
THIRD ST. Adjoining new skyscraper on Washington and Third. Only $2600 per foot; in the heart of the retail district.

$60,000
50x100 Adjoining First National Bank with $4800 per annum guaranteed income.

$61,500
200x200 BLOCK 16th, 17th, Pettygrove and Quimby. Present improvements bring over $500 per month.

$51,500
110x200 15th and Quimby, trackage on 110 feet.

$35,000
50x100 First, near Salmon, good brick and frame building, over $3100 income per annum.

$18,500
NEW, ELEGANT FLAT Building, Nob Hill, bringing $166 per month.

$5000
100x100 IRVINGTON corner Thompson and 17th, hard-surface pavement in and paid for, south and east front.

$3250
75x100 IRVINGTON on 22d, near Tillamook, hard pavement in and paid for.

$1250
45x84, E. 25TH between Hawthorne ave. and E. Madison.

Sengstake & Lyman
50 Fifth St., near Stark.

All Interested in Real Estate Know There Is a Constant Demand for

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.
We 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 6000.

FIRST STREET INVESTMENTS

A Corner Lot 50x50
FIRST AND JEFFERSON
An exceptionally fine location for a hotel; can be made to pay 8 per cent.

An Inside Lot 50x100
NOW NETS 7 PER CENT

CHAPIN & HERLOW
332 Chamber of Commercee.

HOOD RIVER ORCHARD

We have an 80-acre orchard, 3 miles from town, on the main county road, that we will divide into 20-acre tracts.
20 ACRES No. 1—All planted to orchard, 3 years old, 6 acres pears, 14 acres Newtowns, Jonathans and Spitzenbergs. Price $800 per acre.
20 ACRES No. 2—All planted to orchard, 2 years old; Jonathans, Newtowns and Spitzenbergs. Price $800 per acre, or we will sell you the 40 acres for $30,000.
20 ACRES No. 3—All planted to good varieties; 9 years old; bringing you an income this year. Price $900 per acre.
20 ACRES No. 4—All planted to orchard and bearing. Price $900 per acre. Will sell the 80 acres for $60,000. Here is a chance to clean up $50,000 in the next three years. Who will take the chance?

Rand, Read & Co.
316 Board of Trade Building.

GOOD BUYS

160 acres, 3 miles from Sheridan, Yamhill County, 6 acres in cultivation, balance pasture and wood; good buildings, insured for $600; good water; family orchard; rolling, good fruit lands. $35 per acre. Terms.

STOCK LAND

850 acres, 3-4 open, 4 miles from R. R., adjoining open range. $5 per acre. Third cash. 450 acres in grand ground. 75 acres bottom, balance hill land, ½ open, well watered, on good road. $7 per acre for short time. Terms.
SHERIDAN LAND COMPANY, Sheridan, Or.

FOR SALE

A beautiful home with every modern convenience, center high-class properties, No. 387 East Twelfth, North; easy walking distance, a block from car. Price and terms right. Must be sold at once. See it, then see us.
JACKSON & DEERING, 246 Stark St.

Mortgage Loans on Improved City Property
At Current Rates.
Building Loans. Installment Loans.
Wm. MacMaster
302 Worcester Block.

MORTGAGE LOANS
On city property, at reasonable rates.
CLARK-COOK COMPANY,
6 Board of Trade Building.
Phones Main 5407, A 3255.

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.

ARDMORE

THE HIGHEST CLASS RESIDENCE PROPERTY IN THE CITY, SURROUNDED BY THE MOST BEAUTIFUL HOMES IN PORTLAND

GEO. D. SCHALK
264 STARK STREET

Rogue River Fruit Land

120 acres of choicest fruit land, with nearly a mile of frontage on Rogue River. S. P. station on corner of place.
This land cannot be duplicated for twice the money in the entire Rogue River Valley, but the owners need money, and for cash will sacrifice this valuable property.
Suitable for apples, pears, peaches and grapes.
We invite the closest investigation.

American Trust Co.
200-204 Chamber of Commerce.
See L. M. Hickok.

BARGAINS

A few homes being offered at bargain prices by parties getting ready to leave for the Summer.

The Shaw-Fear Co.
245½ Stark Street.

Holladay's Addition

The one BEST place in Portland to buy. GEOGRAPHICAL CENTER and MOST DESIRABLE residence property of the city.
SEEING IS BELIEVING — BETTER go and see the many CHOICE residences under construction and the improvements going on.

The Oregon Real Estate Company
GRAND AVE. AND MULTNOMAH ST.

THINK OF IT! THINK OF IT!

Ten acres, house, barn, two cows, incubator, two acres planted to potatoes, two acres truck garden; close to town, on good R. R. Only $2750 cash. See us Monday A. M. about this.

McDonell, Sharp & McGinnis
327 and 328 Lumbermens Bldg.
Fifth and Stark.

12th Near Montgomery

Corner, 50x100; choice apartment site; all improvements in and paid; income now $45 per month. Price and terms very attractive. Don't miss this opportunity. See
A. H. BIRRELL & CO.
202 McKay Bldg., Third and Stark.

Klamath County Lands

The cheapest and best buy in Oregon. We offer 1280 acres fine stock and grazing lands, some timber, for quick sale at $5.00 per acre cash, or will trade for good city property. See us at once.
M'KINLEY MITCHELL,
202½ Stark St.

MT. TABOR PROPERTY

Lots and acreage adjoining new park purchase, 20 acres $900—5 acres $500. Take Hawthorne-ave. car to reservoir.
WILSON KEELER & CO.

NEW TODAY.

FOR SALE.

A COZY, NEAT AND GOOD-PAYING MILLINERY BUSINESS

Has 3 fine rooms in a new building on Washington street, has a select trade and has been 3 years in the same building; owner has poor health and will sell for $500, with a small payment of cash. Has also a 5-room flat containing dining-room, kitchen, hall and 2 bedrooms, well furnished, for $300, or will rent with privilege of buying.

FOR SALE OR EXCHANGE

160 acres, 60 acres in fine state of cultivation. A fair 5-room house, one large and one small barn, 20 acres of good Fall grain, 1000 assorted fruit trees, apples, pears, peaches, cherries, apricots, and a fine variety of grapes. There is a nice small field that raises fine alfalfa and the soil on the farm is first-class. There is a creek running through the farm that furnishes plenty of water. There is fine spring water piped into the house and can be carried to the barn. The buildings are located along the creek and the farm land is on the raise about 300 yards from the creek. The farm is 4 miles from The Dalles and lays on Three-Mile Creek. This valley is well adapted to fruit raising and is a wonder in this line. The land all along the valley is selling for $100 to $120 per acre, and we can sell this farm for $50 per acre and can take $7000 in city property in exchange on the place. We have been over the place and can speak from our personal observations. We have other properties to exchange and will be glad to show you any of our properties if you will call at the office.

EVERETT & McLEOD
Room 296 Rothchild Bldg.
Fourth and Washington.

$5500
FOR A $7500 PLACE

BEAUTIFUL 10-ROOM HOUSE, ON 4 LOTS,
50x98 EACH.

Full concrete basement, first-class plumbing, hot and cold water, gas and electricity, large bathtub, 3 rooms, 5 large airy bedrooms, with lavatories and clothes closets; built-in window seat and china closet; front hall and open stairway; small barn; chicken-house and runs; fine lawn, shade trees, roses and other shrubbery; nice garden, with **all kinds of berries; young orchard; 31 choice fruit trees.** In fact, everything that goes to make up an ideal home.

Margulis & Schubach
627 Board of Trade.

A Beautiful Sightly Home

Overlooking the river and city; within one block of car. About 6000 feet of ground. Thoroughly modern six-room cottage, furnace heat.
Owner out of city; property must be sold.

W. F. Edwards
316 Chamber of Commerce.

ARDENWALD

Our new addition. Best and cheapest lots on the market; only 18 minutes from East Morrison and Water streets. Streets graded, sidewalks laid and water to each lot. No cost to purchaser for improvements. Prices from $350 to $550, on easy terms. Call, write or phone for our illustrated booklet.

KNAPP & MACKEY
212-213 Board of Trade Bldg.

HOMES

See us for choice homes on good terms.

The Shaw-Fear Co.
245½ Stark Street.

A Beauty

12 acres 6 miles south of Courthouse, all in a high state of cultivation; 4 acres of orchard that can't be surpassed; 8-room house, cost $3500, barn and other outbuildings. This place is one of the most perfect places near the city and you have got to see it to appreciate it. Call and let us show it to you.

Bolds, Wallace Co.
317 Board of Trade,
4th and Oak Sts.

A FARM HOME

73 acres in high state of cultivation, on rocked county road, in Clackamas County; good house, barn, stone milk-house, etc.; all in crop and grass; 8 cows, 3 registered, 3-year-old registered Jersey bull; 3 horses, harness, wagon, buggy, hack, all necessary tools, etc. About 20 miles from Portland, with school, telephone, milk route, in fact, just the place to make money and live comfortably. Must be sold on account of illness. Easy terms.

WHALLEY
615 McKAY BLDG.

GEORGE BLACK,
PUBLIC ACCOUNTANT,
(All Branches.)
323 Worcester Bldg.
Phones Main 8371, A 4018.

NEW TODAY.

HOOD RIVER
The Opportunity Has Arrived
FOR THE
Man of Moderate Means
TO
Own an Orchard
In Hood River Valley

We have secured the exclusive sale of the VANDERBILT ORCHARD LAND COS large tract of land, and are now offering a portion of it to those who wish to make Hood River their home.

$125 PER ACRE

About 7½ miles from town. The very best apple soil in the Valley.

CHAPIN & HERLOW
332 Chamber of Commerce.

Specials at Right Prices

$1600—Quarter block in Waverleigh Heights; $250 below market price; terms.
$1875—75x170 feet in Portland Homestead; well located; this is good value for the money; terms.
$2650—2 new 7-room homes in Terrace Park for this price for each; $700 cash will handle, balance on easy terms.
$2720—New home in South Portland in good residence district; another home near by for $2120 and a third for $1875. You pay 25 per cent cash, balance on easy terms. Do not overlook these houses if you want a comfortable home cheap.
$3250—3 well located and sightly lots in Council Crest Park; must be sold as a whole.
$6500—One of the best corner lots in the best part of Hawthorne Park; easily worth $7500; terms.
$7500—Fine home on Willamette Heights; nine rooms and attic; terms. This price will hold until July 5.
$8500—Lot and 2 houses on Belmont street, close in; income $29 per month; terms.
$9000—Good quarter block on East Seventh street; Stephens' Addition; some income; terms.
$10,000—115x110 feet on Upper Lownsdale street; splendid view of city and mountains; unsurpassed home site.
$17,500—Best building site on Montgomery drive, Portland Heights. This is cheap for nearly 21,000 square feet.
$25,000—Nearly half block at northwest corner of 26th and Marshall streets; no better building plot north of Washington street; terms.
Send for copy of my new booklet "Seventy-five Reasons Why Portland Is the Best City in Which to Live, Invest Money and Engage in Business." It will convince you that now is the time to buy Portland real estate.

HENRY E. REED
637 Chamber of Commerce.
Phone Main 8535.

$51,500
200x200 Block
HOLLADAY AVENUE
First, Second, Pacific

Less Than $13,000 a Quarter

This is your chance to double your money in one year. Will be on the market only a few days.

Sengstake & Lyman
90 FIFTH ST.

---

2 1-2 and 5 Acre Tracts

If you can beat our 2½ and 5-acre tracts for $400 per acre—but what's the use—you can't. They are cleared and cultivated, and there is no better fruit land in Oregon. The Ladd tract of about 450 acres recently was sold for about $2,000,000. The Ladd tract fronts on the Barr road, 30 does ours, and it is but ¾ of a mile outside the city limits. $400 per acre. One-third cash.
MURPHY & CASWELL,
230 Stark St.

---

72 FEET FRONTAGE ON KING (COURT) ST.

Look at those fine apartment-houses going up around it.

Price $10,300

Go and see it. Our signboard is on the property. Only 100 feet north of Washington street.

GOLDSMITH & CO.
103 Sherlock Bldg., Third and Oak sts.

MAKE AN OFFER ON THIS HOME

Must sell at once. Worth easily $2400—I owe $1725 on it. What will you give me IN CASH for my equity?

BALANCE $15 MONTH

Five-room bungalow, East 38th St., near W.-R. car, corner lot, 50x80 feet, tinted walls, paneled dining-room, electric lights, shades, lawn seeded, no expense to settle.
No agents' commission—you can save big money. Phone TODAY B 2471, and make appointment to see house. Tomorrow phone or call at my office, advertising department OLDS, WORTMAN & KING. Herbert W. Little, 1109 E. Grant, near 37th.

$ 7 500 20 per cent investment net on Nob Hill.
$15 000 Quarter block, Nob Hill; fine apartment-house or flat site.
$15 000 New flats, close to Steel bridge; 12 per cent income.
$16 000 Semi-business property in Thurman-st. business district; income $1320.
$18 000 25x100 on N. 3d st.; income $75 per mo.
$45 000 2-story brick in center of city. Income $3600.
$70 000 Fine income property, near the depot.

LIND & HIGLEY
132 Third Street.

MORTGAGE LOANS

Lowest rates and terms to suit; special rates and favorable terms on large loans on business properties.
Funds Loaned for Private Investors.
A. H. BIRRELL CO.
202 McKay Bldg., 3d & Stark.

Apartment Site

Over three lots, in first-class section at the junction of two great traffic streets; best location in Portland for private hotel or apartment house. Must be taken quickly. Address AL 172, Oregonian.

NEW TODAY.

GOOD BUYS

$1100 Lot 50x100, in Irvington. Good car service. Close in. Asphalt street and all improvements bonded. Easy terms.

$2750 Corner 100x100 in Irvington. Good car service. Close in. Asphalt streets and all city improvements bonded. Easy terms.

$4200 Corner 100x100, with new and modern six-room house. Three bedrooms. Easy terms.

$6000 Lot 50x100, in Irvington. Good car service and close in. New and modern house, built by day's work of the very best materials. Four bedrooms. Asphalt streets and all city improvements. Price is right and can make easy terms.

$8000 Lot 50x100, on Irving street, between 23d and 24th streets. Eight-room house, with two bathrooms, in good condition.

ROUNTREE & DIAMOND
241 Stark Street, Cor. Second

Park and Yamhill Sts.
Corner and 3-story building.
$40,000
Easy terms.

7th and Glisan Sts.
Corner lot and 4-story building.
$40,000

East Burnside St.
Near Twentieth
Elegant 6-room house and lot.
$4500

Rose City Park's
Two choicest lots on Sandy road.
$1250

C. E. FIELDS & CO.,
412-413 Board of Trade Building
Phones—A 2561; Main 4561.

OPPORTUNITY OF A LIFETIME

100 acres; 40 in cultivation; soil, black loam; lies level, easily cleared; 3½ miles from Oregon City, 15 miles from Portland; $60 per acre; $3500 cash; terms on balance at 6 per cent. A genuine snap. Cannot be duplicated for $100 per acre.

Lambert-Whitmer Co.
107-8 Sherlock Bldg—404 East Alder St.

$50,000 Choice corner lot, 3d st.; fine building, good revenue. Will positively double in value when bridge is finished. Third street, the boulevard of Portland.

GOLDSMITH & CO.
103 Sherlock Bldg., Third and Oak Sts.

UNION AVENUE

$9500 Only 3 blocks north of Hancock st. CORNER, 62½x100; 2 fine stores, income now $75 per mo. Building modern, nearly new; all improvements in. The two new bridges in near future will cause this property to advance to $15,000.

A. H. BIRRELL CO.
202 McKay Bldg., Third and Stark.

Home on the River Front

That is what you can have if you buy one of those beautiful Roethe tracts. Only 25 minutes' ride from the center of town on the Oregon City Electric car. A delightful place for a Summer home for yourself and family, yet keep in daily touch with your business. A place to enjoy your gasoline launch and canoeing. These tracts right on the river can be had for $200 down, balance on terms to suit.
If you are wanting river front property don't fail to investigate this.
THE DUNN-LAWRENCE CO.,
248 Alder St.

Stanton Street Lot

Lot 40x149 Stanton, between Williams and Rodney. Price, $1500 for quick sale.
HOWARD-BEHNKE COMPANY,
519 Swetland Bldg.

FOR SALE

A few very choice residences in Irvington, which I am not at liberty to advertise. See me about them.

JAS. A. CLOCK
252 Alder St. Phone Main 1274.

---

40 ACRES

Of fine orchard, close to Vancouver, estimated this year's crop will net $1000; 10 acres adjoining sold recently for $3000. Here is the best buy in Clark County for $4250.
GEO. D. SCHALK,
Main 392, A 2392. 264 Stark Street.

NEW TODAY.

LADD'S ADDITION

THE ONLY
exclusive downtown residence district.

ASPHALT STREETS
Complete water and sewer systems.

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

DON'T FAIL TO SEE THE MANY NEW
HOMES

NOW BUILDING
PRICE $1800 AND UP

Terms, if wanted; 10 per cent cash, 1 per cent month, 6 per cent interest.

COMPLETE ABSTRACT WARRANTY DEED

For full particulars call on
F. W. TORGLER
106 Sherlock Bldg.

STRONG & CO.
605 Concord Bldg.
Also
AGENTS ON GROUND

---

50 Feet Frontage
On Burnside Street
Near Seventh
Right in Line With Skyscrapers
Income-Bearing
Price $22,000

GOLDSMITH & CO.
103 Sherlock Bldg., 3d and Oak Sts.

HOMES

EAST YAMHILL STREET—
9-room house, full basement, bath, toilet, etc. Lot 100x100, well improved; fruit and shrubbery. Price, $4600. Terms on inquiry.
EAST NINETEENTH STREET—
New, modern, 6-room house, reception hall, bath, toilet, full basement, wash trays, furnace, etc. East exposure. $5200, half cash, balance 7 per cent.
EAST 35TH, NEAR HAWTHORNE—
New 5-room cottage, large basement, built-in china closet, bath and toilet. Price, $2400. Terms.

REAL ESTATE DEPARTMENT,
MERCHANTS SAVINGS & TRUST COMPANY
247 Washington Street.

$9000
WILL BUY A HALF INTEREST IN ONE OF
BEST ACREAGE SCHEMES
IN THE STATE OF OREGON.

CHAPIN & HERLOW
332 Chamber of Commerce.

Apartment Site

4 blocks from City Hall, 50x100 corner; good income from present improvements. This is the best bargain in the city in West Side property. Price $10,500.

Ross English Investment Co.
322 Mohawk Bldg. Main 1902.

$7000 FOR GREENHOUSE

Doing first-class business; everything of the best; 4 acres of ground; 9-room residence and large barn; abundance of fruit; right in college town of 3000 population.
THE DUNN-LAWRENCE CO.,
248 Alder Street.

THREE STORIES AND BASEMENT
BRICK BUILDING
25x100, Everett, bet. 6th and 7th. Will rent any portion reasonable to permanent tenant.
WAKEFIELD, FRIES & CO.,
229 Stark Street.

CLOSE IN CORNER ON THIRD STREET

$82,500 will purchase new brick on one of the best Third-street corners. Leased with good guarantee for $9000 per annum. One-third cash will swing this and balance at 6 per cent.
L. W. WHITING & CO.,
82½ Third Street.

NEW TODAY.

Do You Want

$2250 100x100, with good 6-room house and barn, at 82 Vermont st. Close to carline, on West Side. Now renting for $15 per month.
$2500 50x100, on East Side, with new 6-room house; $500 cash, balance monthly payments.
$3000 100x100, corner Rodney ave. and Going st. Nicest quarter block in that locality; some income.
$5000 50x126, with 7-room modern home, on Clackamas st., near 26th.
$6000 Fractional lot, near Second and Wasco sts. New 7-room house; right up to date.

Geo. D. Schalk
Main 392, A 2392. 264 Stark Street.

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 Seventh and Knott Sts., Irvington.

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 graveled streets, 10-foot parkings, cement sidewalks, curbing and Bull Run water (all in, complete and paid for). Rossmere sells itself. If you once 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
6 Board of Trade Building.
Phones: Main 5407, A 3252.

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, rented for $79 per month; on Second st.
$12,500 2 stores, 2 flats, 2 7-room houses, corner lot, Front st.; pays 11 per cent.
$16,500 6 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.

STATE
IRRIGATED
LAND
FILE TODAY
on a 40 or 160-acre tract.

LAND OFFICE
209 Wells-Fargo Bldg.

PORTLAND HEIGHTS

Quarter block at 19th and Spring streets, graded, all improvements in, for immediate sale at $4750.

H. P. Palmer-Jones Co.
212-213 Commercial Club Bldg.

Acreage Bargain

$2500 for 2½ acres in Alberta district. Owner must sell; $1000 cash, balance easy terms.
WM. M. M'CREERY.
Phone, Evenings, A 1627. 84 Front St.