



Lake Lytle, photographed from the ocean side, showing Ocean Beach and Necarney Mountain in distance, as indicated in upper left corner.

LAKE LYTLE---PORTLAND'S NEAREST BEACH RESORT

A Sparkling Mountain Lake Nestling Close to Old Ocean—Unruffled Mirror Surface Protected From Ocean Wind and Surf

RIGHT where the new railroad meets the ocean—the nearest beach to Portland, and the widest, smoothest, prettiest beach on the Pacific—that's where Lake Lytle lies, and it's there that Lytle and his associates are establishing what they propose to make the most delightful Summer playground within reach of Portland.

Read what Mr. Lytle himself says about it:

"To the Public—We will operate regular passenger trains between Portland and Lake Lytle; will build a depot there as soon as the railroad is finished, and will make Lake Lytle the finest beach resort in Oregon. Garibaldi Beach, the ocean beach at Lake Lytle, has long been recognized as the finest stretch of beach in Oregon, and the location of the new resort, combining as it does, an inland mountain lake, with this broad, smooth beach, is ideal—E. E. Lytle, President, Pacific Railway & Navigation Co., Portland, Oregon."

Lake Lytle was picked by Mr. Lytle as the spot for this, the pet project of his and his associates. They had their choice of everything, and picked this location as the best, and will improve it lavishly.

Ideal surroundings for Summer delights

—warm, sunny and protected on the cold, raw days when the wind blows hard off the ocean—cool, fresh and invigorating on the hot days when the ocean breezes and the spray of the surf are so cordially welcome. No other beach can offer such a combination—no matter what the weather, it's always fine weather at Lake Lytle. Winters are fine, too—not cold, but invigorating and bracing.

No insect pests—think what that means. A wonderfully cozy nook is Lake Lytle, beautifully located about a thousand feet from the ocean, but protected from it by a graceful rolling ridge which offers ideal building sites for cottages. From ridge and beach the view of the ocean, with the San Francisco boats and an occasional whale or seal in sight, is of ever-varying interest.

Only a mile away is the mouth of the Nehalem River, where crabs, clams, rock oysters and flounders abound, making happy the young and old. Up the Nehalem, on both its wild, tumbling forks, is the finest trout fishing in Oregon. Five rushing

mountain rivers, their clear, glistening waters roaring over the rocks one moment and resting in deep, green pools the next, empty into Tillamook Bay, only a few miles away down the beach, and offer a fisherman's paradise.

Harriman Drive, an auto road, is being built around the borders of Lake Lytle, and with the miles of hard, smooth beach and the splendid system of county roads in the Tillamook country, will make Lake Lytle the tourist center of the Oregon Coast for automobiles and carriages. Trails and paths lead the pleasure-hunter right into the mountains, whose crisp, dry air is perfumed with the balsam of fir, hemlock, cedar and spruce. All roads lead to Lake Lytle; all trails lead to Lake Lytle, and Lake Lytle is the first station of the new railroad after the Pacific Ocean is reached. It's right where the railroad encounters the ocean—the first stopping place for tourist and resorter.

And Garibaldi Beach itself—right at Lake Lytle—the wonder of all who see it. A great, wide expanse of hard white sand,

like velvet under foot, a delight to tread upon and a dream to view. Along it curls the ever-restless surf, shallow for bathers for almost a quarter of a mile out, almost as level as a billiard table and just as smooth. Rising here and there, rugged sentinels of America's most beautiful state, are the great rocks, worn into grotesque shapes by the wind and tides of countless ages. Nowhere else are the convenient and picturesque so delightfully combined.

On the ever-placid waters of the dear little lake—only a mile and a half long and a half a mile wide—the fisherman and the canoeist pursue their pleasure in quiet and safety. Fresh-water bathing, warm in the shallow inlets of the lake, is ideally convenient and safe for the young folks. The quiet pleasures of life at a mountain lake are enjoyed to the rhythm of the pulsing surf, instilling memories never to be forgotten.

These delights and beauties can become part of the life of you and your family, and the money cost will be trifling if you are wise enough to make an early purchase of a building lot before the improvements are finished and before general appreciation of the resort raises values and prices to many times what they are now. At present lots may be purchased on easy terms for \$75 up.

TILLAMOOK PEOPLE BUY LAKE LYTLE LOTS

No better evidence can be had as to the most desirable beach property in Tillamook County than the fact that the most prominent citizens of Tillamook County invest their money in Lake Lytle property. Sales to Tillamook City residents, 10 lots, amounting to \$3550.

Among the parties sold to are—

J. C. Holden, County Clerk of Tillamook County, lots 19 and 20 in blocks 19 and 20.

W. W. Wiley, ex-School Superintendent, lots 8 and 9, blocks 22 and 23.

George E. Lamb, president Tillamook Lumber Company, lots 15 and 16, block 31.

Fred Zachman, merchant, lots 17 and 18, block 31.

Fred Larson, blacksmith, lots 1 and 2, block 22.

And many others.

For Particulars Call or Write

RALPH ACKLEY CORBETT BUILDING FIFTH AND MORRISON

NEW METHOD USED

Los Angeles Has Simple Plan to Transfer Real Estate.

OLD WAY IS CUMBERSOME

Lee C. Gates Tells How Certificate of Title or Policy of Title Insurance Has Replaced Long Abstract With Devious Opinion.

Lee C. Gates, of Los Angeles, vice-president of the American Association of Title Men, and chief counsel of the Title Insurance & Trust Company of Los Angeles, made an interesting address to the members of the Portland Realty Board at the Commercial Club last Saturday. Mr. Gates spoke on "Modern Methods of Transferring Real Estate," a subject on which he is a recognized authority. His address follows in part:

In Southern California for the past 15 years, the transferring of real estate has been very active, and I shall tell you something about the way we do business down there. Perhaps I can better explain this by comparing our way with the older method which has been in common use in your city—that of having an abstract of title and an attorney's opinion thereon.

By this method you employ an abstract company to prepare an abstract of title, which is nothing more or less than a compilation of all matters of record which affect the title in question, holed down and arranged in convenient form for examination. This is taken to an attorney, who examines each deed, mortgage and other instrument, each court proceeding by which the title may have been affected, whether the same is a foreclosure of a mortgage, partition suit, probate of an estate, a guardianship proceeding, or a divorce, validity of tax sales or judgments which may appear against the property as well as other items, and after this examination he writes a letter which states that in his opinion the title of the real property in question as shown by the abstract is vested in John Doe, subject to—and then follows a list of incumbrances, defects and objections to the title. This letter or opinion goes to the real estate man or seller, and then begins the labor of straightening out the title. Usually several days, and in many cases weeks, elapse between the date of the delivery of the abstract and the final closing of the deal. As you can see, any one of many things may have happened to affect the title of the property in the meantime. To be perfectly safe, the purchaser should have the records examined from the date the abstract was finished to the time of the closing of the deal and the filing of the deed, and with the filing of a large number of records in a city like Portland or Los Angeles, the impossibility of an attorney or any man examining all the instruments that have been filed for several days will be at once apparent.

Another feature of the system of abstracts and examinations is shown in a

case where the title that has been passed by one attorney as good, is turned down by another attorney examining for the succeeding transfer. The abstract you have in Portland now it would have been impossible to have handled the transfers of real estate which we have in Southern California during the boom times and succeeding years of activity.

FIRST BRICK IS PROJECTED

Montavilla Corner to Be Site for Three-Story Structure.

The first brick building to be erected in Montavilla is projected by Ross Nicholas and others, to rise on the corner of Eby street and Villa avenue. As projected, it will be a three-story modern brick building, the lower portion to be used for general business purposes. While the cost has not been estimated, it will probably be about \$100,000. The Mountain View Sanitarium, on the Base Line road and East Sixty-seventh street, is to be enlarged by the erection of a two-story frame building, costing \$15,000. Owners of the sanitarium say they expect to spend \$40,000 to \$50,000 in new buildings and improvement of the grounds.

TRADE SCHOOL PLANNED

LEVI ANDERSON INDUSTRIAL HOME TO RISE SOON.

Rev. Edward Donnelly to Superintend Building on Site Near Beaverton Orphanage.

Plans have been drawn for the Levi Anderson Industrial Home, provided for by the will of the late Mr. and Mrs. Levi Anderson. This home will be an industrial and trade training school for boys and will be built on the ground recently purchased by Archbishop Christie, near the property of St. Mary's Orphanage for Boys at Beaverton, on the Oregon Electric Company's railway. Three hundred acres will be set aside for the school farm.

Rev. Edward Donnelly is supervising the drawing of the plans and will have charge of the building operations. The archbishop has been seeking a religious community to take charge of the school when completed, but without success so far. For this industrial school valuable property was left to Archbishop Christie, and the advance in real estate has increased the value of the site. It is considered probable that there will be ample funds from the Levi Anderson estate for the erection and equipment of the school and also to provide an endowment for its maintenance.

Mr. and Mrs. Levi Anderson were well-known pioneer residents of Portland and were the owners of Lone Fir Cemetery.

Sick Pastor Marries Pair.

HELENA, Mont., Aug. 21.—A special to the Record from Glendive says that Samuel B. Gilbert and Miss Effa Hewitt were married in Grace Hospital of that city under unusual circumstances. Miss Hewitt's pastor, the Rev. T. S. Leland, was very ill, and pronounced the words while lying prostrate, being unable to raise his head from the pillow. The bride would have no other minister officiate.

LIBRARY ITS PROJECT

WOODSTOCK RESIDENTS SUBSCRIBE COIN FOR IT.

New Schoolhouse Also Desired—District Store Sold—Many Homes Are Building.

Residents of Woodstock have started a general improvement campaign in that suburb. They propose to erect a building and establish a permanent library, similar to the libraries in Central East Portland and Sellwood. A large amount of the money required for the lot and building has been raised and the work is progressing with much enthusiasm. It has also been decided that the old schoolhouse should be replaced by a modern building.

The store of A. Gilstrap, at Woodstock, has been sold for \$3500 to J. Kirk, who recently came from the East. The new owner has taken possession of the property.

Mitchell & Company purchased lot 17, block 11, Irvington addition, on East Twenty-second street, and are preparing plans for a bungalow to cost \$5000, which they will erect in a short time.

J. P. Gerardy has exchanged a three-acre tract located between Waverleigh Heights and Kentworth, for lots 5 and 6, Smith's Addition, in block 42, Sellwood, and two residences on East Twentieth street. Property involved in the deal exceeds \$20,000 in value.

Frank Holton has prepared plans for the new home of ex-Governor T. T. Gier, to be erected at Fifty-third and Tillamook streets, in Irvington. It will occupy 32x44 feet. The cost is estimated at \$4000. Mr. Holton and Mr. Campbell have both completed residences in this addition.

Many people have bought sites in Westmoreland, on Millwauke road. Four new houses are being erected in this tract and 30 more are to be built this Fall. Among the purchasers of lots are James E. Moore, of Boise, Idaho; John C. Williams, two lots; Charles E. King, Carl Friedman, half block; C. F. Hawley, E. W. Cheney, two lots; J. B. Fleet, New Franklin, Mo., two lots; W. L. Hawkins, Albuquerque, N. M., two lots; E. L. Hoffer, Riverside, Cal.; J. W. Guthrie, Michael Franz, J. A. Thomas, two lots; L. J. Fowler, L. H. Rossett, D. Madonna, two lots. These sales were made in two days.

BUNGALOW TOWN, THIS ONE

Houses, All Uniform, Gives Residence District Its Name.

The district between Hawthorne avenue, Division, East Thirty-third and East Thirty-seventh streets has been fittingly named Bungalow Addition. The cross streets have been improved, and nearly every house in that locality is of the bungalow type. They are set back from the streets uniformly, are neatly built and present an attractive appearance. Every house in the district was built within the last three years, and range from \$1500 up to \$5000. It is one of the most attractive suburbs of the city, clean, neat and attractive, and the streets are kept oiled. It is not known whether the uniform plan of the buildings in this addition was the result of accident or of concerted action on the part of the owners, but a model suburb is the result.

The entire district fronting on Hawthorne avenue is progressing rapidly.

DISTRICT TO HAVE HALL

KENTWORTH SUBSCRIBES SUM FOR THE PROJECT.

Several Hard-Surface Improvements Planned—James G. McElroy Buys Johnson Home.

Many new houses are rising in Kentworth, and others are projected. The most important building project is a public hall for the suburb on Gladstone avenue, at the lower turn of the Woodstock Electric railway. Carl McQuade, E. Moldenhauer and others have the subject in hand. The proposition is to sell stock enough in the community to purchase the lot and erect the hall, which is to be used for the Kentworth Push Club and for all public purposes. A considerable sum has been subscribed, nearly 20 taking shares at \$50 each. An option on the lot has been secured.

Several hard-surface improvements are projected for the Kentworth district. Petitions have been circulated to improve East Twenty-first street from Division street to Rush street, near the Woodstock Pacific carshops. This improvement will connect with a similar improvement on Gladstone avenue, which extends from East Twenty-first to Ivanhoe, for two miles. Gladstone avenue was graded and sidewalks laid a year ago.

James G. McElroy has purchased lots 15 and 16, block 16, in Kentworth, from J. J. Johnson, for \$4150. On the quarter block there is a ten-room house, which will be occupied by the new owner as his home.

G. T. Moore has sold lots 1 and 2, block 4, in Park View Addition, on East Harrison street and Marguerite avenue to D. T. Schroeder for \$2000. The property is occupied by a dwelling, which will be reconstructed.

Conklin & Co. have prepared plans for a two-story, six-room residence to be erected for C. W. Brazee, a prominent wheatgrower of Eastern Oregon, who will make his home in Portland. The structure will cost \$2000.

TEN HOUSES STARTED

ROSE CITY PARK CONTINUES BUILDING ACTIVITY.

Acreage Is Exchanged for Irvington Property—Eastern Woman Buys Suburban Bungalow.

During the past week basements for ten residences were started in the Rose City Park district. The houses will cost from \$2500 to \$5000 each, and the ten buildings will represent an expenditure of about \$40,000. This is about the weekly record for that growing district, but it is often exceeded.

R. P. Powers and C. C. Moore have purchased lot 8, block 29, in North Irvington, where a modern residence, for \$3000, to be held for an investment. The sale was made by Kaufman & Moore, who also negotiated the exchange of 12½ acres of choice farm land at Broadacre, a station on the Salem Electric line, for lots 34 and 35, block 40, in Irvington Park, occupied by a nine-room house. D. W. Hutson owned the Irvington property and William Moritt owned the acreage tract. The two properties were valued at \$3500 and \$2500, respectively.

Miss Myrtle Callahan, who recently came from the East, purchased a bungalow and lot in Section Line road, near Ross City Park, of Bert C. Boyce, for \$3200. The new owner will occupy the house as her home.

Architect W. F. Tobey has prepared plans and specifications for an eight-room frame residence to be erected for C. F. Alloway on the Section Line road, near East Seventeenth street in South Mount Tabor, to cost \$4000. It will occupy 32x60 feet and be of most modern construction.

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TOM JOHNSON SICK MAN

Cleveland's Mayor Ordered on Long Rest by Physician.

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Violinist Plays Own Dirge.

SAN FRANCISCO, Aug. 21.—Shortly after midnight today, Paul Schmidt, first violinist in Rigo's orchestra, dropped dead as he was playing. The orchestra was playing in a downtown cafe at the time, and earlier in the evening Schmidt had complained of feeling ill. The dramatic death of the musician happened when the big cafe was crowded with after-theater diners, and the women in the crowd were visibly affected. A physician who was summoned declared the violinist had died of heart failure.

Hero Has New Troubles.

TRENTON, N. J., Aug. 21.—Troubles never come singly to John Holland Fone.

A 19-year-old Trenton boy, who was the hero of the Navy in July, 1907, when he saved the battleship Georgia from being blown up by extinguishing a fire near the magazine, thereby losing both ears and portions of his left arm.

Soon after recovering from that accident, he was stricken with appendicitis, and for weeks his life was despaired of, and now he is laid up again at his home as the result of injuries he sustained a few days ago at the camp at Sea Girt, where he was stepped upon by a horse. In spite of Fone's heroism and his injuries, he has been able to secure a pension of but \$17 a month, and he was endeavoring to support himself at Sea Girt when the latest accident befell him.

Bon Riehlund has purchased from James Ireland a half-block in Woodstock, near the schoolhouse, which he will hold as an investment.