

### NORTH EAST SIDE DEVELOPMENT BIG

Vernon and Woodlawn Expend \$2,000,000 in General Improvements.

### ALBERTA MAKES PROGRESS

With Extension of Killingsworth Avenue Important Thoroughfare Is Developed—School Garden Contest Is Success.

The Vernon and Woodlawn districts are making substantial progress in the

ship of T. J. Newbill, principal of the Woodlawn school, a two and one-half acre tract near the schoolhouse has been subdivided into 1180 small gardens, which the children of the school are cultivating with success. A committee of citizens is assisting the principal in this garden movement. Another important movement, under the encouragement of the Woodlawn Improvement Club, is the opening of streets, laying of new sidewalks and extension of the Woodlawn carline on Dekum avenue to East Thirtieth street. More than \$2000 has been subscribed toward the construction of this extension and it will probably be built within the next few months. Dekum avenue has been extended eastward for about half a mile. The stumps have been excavated, and preparations made to grade and improve the street in the Irvington Park Addition. Also, several streets have been opened to Columbia boulevard on the north. In the Woodlawn district nearly all the old gravel pits have been filled up and especially in the true of the large railroad pit in the center, which has disappeared. These gravel pits have been a great detriment to the entire district. In Irvington Park the streets have all been graded and cement sidewalks laid. A number of attractive homes have been built in Irvington Park. At present much of the natural growth remains on the blocks, except that the underbrush has been cleared away, leaving the small-fir and maples still standing. Just east of East Thirtieth street is a fine residence section in

### LAND TRADE BRISK

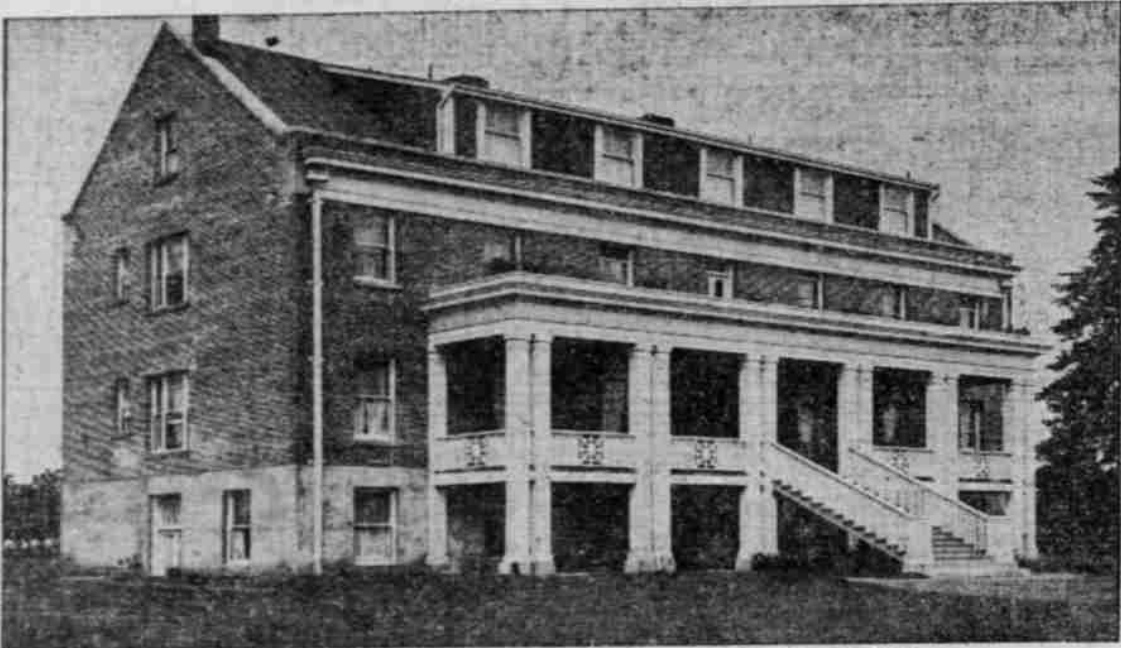
Small Farms in Oregon in Continued Demand.

### NEWCOMERS ARE BUYERS

Portland Investors Buy 1400-Acre Tract East of Brownsville for Consideration of \$62,000. Other Deals Made.

Oregon farm lands have been in big demand the past ten days. While the Willamette Valley seems to be the favorite location for investments, the movement in lands is general throughout the state. Among the many purchases last week, a large percentage

### HOME FOR OLD PEOPLE TO BE DEDICATED TODAY.



BUILDING ERRECTED UNDER AUSPICIES OF GERMAN AID SOCIETY.

The Alteneim, the old people's home for German-speaking Americans, which has just been completed, at a cost of about \$30,000, will be dedicated at 3 o'clock this afternoon. The building is on a site comprising about 20 acres, a short distance southeast of Mount Tabor. The ground, together with the improvements, represent a cost of approximately \$40,000. The following programme will be given: Selection, by male choir of 60 voices; address, by John Reischer, president of the German Aid Society, under whose auspices the building was erected; address (in English), by Rev. T. L. Elliot; vocal solo, by Rose Bloch Bauer; selections by brass band and orchestra. Following the programme the public will be given the privilege to inspect the building. Refreshments will be served. The committee in charge of the programme is composed of John Mathiesen, C. J. Schabert and A. Salting, of the German Aid Society. Persons intending to attend the exercises can reach the home by taking either the Hawthorne avenue or Mount Tabor cars.

Improvement of streets and erection of homes and business buildings. In the territory between Union avenue, East Forty-first street, Going street and Columbia boulevard nearly \$2,000,000 has been spent in general improvements in the past 13 months.

A few years ago, when the large water main, which was to supply the peninsula, was laid from Mount Tabor through the Vernon district there were but few houses. This ample water supply, together with the construction of the Alberta carline, started developments which have been carried to East Thirty-second street. The Vernon Presbyterian Church was established at a time when it was considered far ahead of development, but it is now in the center of a large population.

The Vernon schoolhouse has been enlarged since it was first erected, and still it is crowded. There is need for another schoolhouse at some point midway between the Vernon and Woodlawn schoolhouses, and between East Fifteenth and East Fifteenth streets, owing to the rapid growth of that district.

Alberta Is Business Center. Alberta street between Union avenue and East Thirtieth street has become a business thoroughfare of considerable importance. After a long fight Alberta street has been widened to 60 feet, 17 between Union and Vernon avenues, where it was but 50 feet wide. It took two years of agitation to get the street widened, but the work was accomplished through the initiative of the Alberta Improvement Club, which took hold of the proposition at a time when the movement was seemingly dead and had almost died into the ground. Practically all the assessments have been paid in and there is nothing now to prevent the street from being made uniformly 60 feet wide. This will be followed by an improvement with hard-surface pavement from Union avenue eastward. Alberta street was paved between Vernon avenue and East Thirtieth street two years ago, and along the paved portion the business of the district has centered. A number of modern two-story brick buildings have been erected along this street and much business is transacted. It is served by the Alberta carline, which extends to East Thirtieth and turns northward toward the Concordia College building.

Attractive homes have been built along East Thirtieth street nearly to the Concordia College, and also between East Thirtieth and East Thirty-second streets. Toward the east the entire territory is filling up with homes built in the new tracts that have been opened up. The Vernon district will soon join Ross City Park, making a continuous settlement to Parkrose on Columbia boulevard, which was recently opened and sold out.

Killingsworth Avenue Opened. Through the initiative of the Killingsworth Improvement Association, Killingsworth avenue has been opened to East Forty-second street. When the movement was started two years ago the avenue was only partly opened through the brush and fallen logs. It now runs from the bluff above the Willamette River to East Forty-second street. A movement to extend it to the city limits has been started, which will probably be successful. That will make Killingsworth avenue the longest important street leading from the Willamette River.

The Killingsworth Improvement Association has started a movement to get a carline eastward from Union avenue as far as possible. At the meeting of the club Wednesday night a committee was appointed to take the matter up with the Portland Railway, Light & Power Company. The purpose is to get the track or tracks laid on Killingsworth avenue before the street is paved with hard-surface.

A considerable business center has been built up at the intersection of Union and Killingsworth avenues, where William Reider erected two modern concrete buildings.

Woodlawn District Grows. Woodlawn is in the lead in the garden contest so far. Under the leader-

which the streets have been graded and cement sidewalks laid.

A hard-surface pavement district has been formed between Going street and Killingsworth avenue and Union and Killingsworth avenues. This is one of the largest improvement districts yet formed in that section of the city.

In the Vernon and Woodlawn districts there is a great demand for sewerage. The improvement clubs have endorsed the project of dredging out Columbia Slough so it may receive and carry off the sewerage of the district. The pavement of many of the streets is dependent on the laying of sewers throughout the district.

### West Stayton Tracts Sold.

The Willamette Valley Irrigated Land Company reports the following additional sales of irrigated land at West Stayton: Ten acres to C. B. Sawyer, an orchardist of the Spokane Valley and president of the Fruitgrowers' Association there; three acres to the school board to enlarge the grounds of the West Stayton school; 11 acres to S. T. Foster, from Canada, who has already moved upon his land; 10 acres to Charles P. Donnell, of Sequim, Wash., who is having his tract put into potatoes.

### Alameda Park Paving Started.

Paving of the streets in Alameda Park has started, the contractor having erected a large plant on East Twenty-ninth near Mason street. It is said that 150,000 cubic yards of pavement will be laid in the addition, which will cost a little above \$200,000. Alameda Park is a beautiful residence section. Shade trees have been set on all the streets.

of buyers were newcomers from other states.

E. D. Bradbury, of Kendrick, Idaho, bought a 25-acre fruit farm from P. N. Lerby, southeast of Salem, of \$1700. Mr. Bradbury will bring his family from Idaho at once and will reside permanently on his new place.

The largest land sale closed in the Sheridan district was completed last week, when W. H. Warrens, president of the Oregon Tactical Company, of Portland, purchased from E. L. Knickerbocker, of Sheridan, a farm of 330 acres. The soil is considered very fertile and well adapted to the growing of fruit and general farm products. Mr. Warrens announces that he will improve the place and make it a fine summer home.

D. W. Stone, of Albuquerque, N. M., has purchased 15 acres of bearing orchard about two miles north of Central Point from John Slaty, paying \$15,000, or \$1000 an acre. The purchase is said to be a splendid one. Mr. Stone had purchased previously in the Rogue River Valley, this tract being his second investment. He is well pleased with the valley and has great confidence in the future of the fruit industry here.

Mr. Jennie H. Stacey, of Portland, has purchased a farm of 200 acres at Walker Station, near Cottage Grove, the consideration being \$9000. Improvements will be made on the place during the year. The farm was purchased as an investment.

An important real estate deal was made at Hood River last week when the real estate firm of O. Y. Edwards & Company sold to Joseph F. Batchelder and associates a 22-acre tract in

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the Willow Flat district. The orchard land which was purchased last Fall from August Niehans has been improved and the new owners will continue to set it to trees. As a part payment, Edwards & Company received a number of city lots in Hood River. The city property is in the choicest residence district and the new owners plan to improve and build on it.

L. C. Whaley, of Portland, has bought from C. D. Tice, of Amity, a tract of 50 acres. The land lies southeast of Amity and a large part of it is in cultivation. The consideration was \$4000.

James Smith, of Redmond, has purchased an 80-acre tract in the Powell Butte district, Central Oregon, and will make it his home.

The Forest Hill Improvement Company, of Portland, owners of the lands embraced in what was formerly known as the Willamette Valley & Cascade Wagon Road Land Grant, has just disposed of lands east of Brownsville to the amount of \$23,000.

A portion of the transaction was the sale of 1400 acres to Portland investors for \$40,000, and another sale to W. H. Johnson, of Portland, of 150 acres for \$4000. It is understood that the land will be cleared and subdivided into five and ten-acre fruit tracts. It is also reported that negotiations are pending for the sale of 9000 acres more of the holdings of this company.

A. S. Polley, of Harrisburg, has sold his ten-acre tract to J. Hutchinson for \$1500. The property adjoins the town of Harrisburg.

E. L. Churchill, of Grants Pass, has sold a 20-acre tract in Jonas Creek, Josephine County, to J. F. Kirker. There are 3-year-old apple and peach trees on the greater part of the tract.

Mr. Churchill plans to convert the place into a modern poultry farm.

Jesse Edwards has sold his residence property in Newberg to H. C. Paulsen. In exchange for the property Mr. Edwards has acquired title to a 50-acre farm in the Chesham Center district.

As an ideal place of residence Josephine County has been chosen by a wealthy young Scotchman, a member of the largest trust corporation on two continents.

K. M. C. Neil, aged 22 years, whose home is now on an estate near Glasgow, Scotland, has purchased from P. E. Herman, of Grants Pass; D. H. Feyn, of St. Paul, Minn., and J. A. Pearson, of Westbrook, Minn., joint owners, 250 acres of land out of what was known as the A. M. Jess ranch on the Applegate River near the bridge on the Kerby road. The purchase price was \$42,000, of which \$25,000 was paid in cash, the remainder to be paid at an early date.

The James Small farm, two miles west of Silver Lake, has been bought by Thomas LaBrie, a recent arrival in Lake County. The farm is nearly all in cultivation.

The Valentine Brewer place of 40 acres, near Eugene, has been purchased by T. J. Ryan, the consideration being \$6000. With this purchase Mr. Ryan now owns 161 acres of fine land in Lane County.

### Apartment-House to Rise.

The contract for the construction of the three-story brick apartment-house, to be built for John Barbey at the southwest corner of Tenth and Hall streets, was let last week by Clausen & Clausen, architects, to Moore Bros. for \$17,500. The building will contain 16 apartments and will be modern in all appointments.

### Property Being Filled In.

The O-W. R. & N. is preparing to fill up the spaces between East First and East Second streets south of East Flanders street. Before this fill is made the water in Sullivan's Gulch will

be drained. Pipes have been laid under the embankment on East First and East Second streets. A considerable development is in prospect in this section. Marshall & Co. will erect a six-story frame building on the west side

of East Third, between East Flanders and East Everett streets, where they own a tract 200x100 feet. They will start the building as soon as a permit is issued. It will have to stand on a foundation of piles.

### FAKE SCHEMES WATCHED

REALTY BOARD TO WORK WITH STATE OFFICIALS.

Attention Has Been Directed to Several Concerns Now Operating in Oregon.

Despite the fact that the Portland Realty Board is co-operating with city and state officials in the work of driving out crooked land promoters from the state, the attention of the board has been directed to several promotions the past week that are said to be unsavory in character. There are said to be three or four such companies now operating in the state that are making false representations as to the properties offered for sale. Under the present laws, it is impossible to bring charges against such promoters, but there are uttered legal opinions that fraud. Members of the Realty Board are agreed that broader legislation should be enacted covering the operations of companies about which there may be the slightest suspicion. It is to be hoped that the Realty Board will keep up its fight for honest promotions," said a Portland property owner yesterday. "The sooner that the state is rid of dishonest promoters and dealers the better will it be for investors and property owners, as well as legitimate brokers. The Kansas law regarding all stock companies and promotion schemes has done much for the Sunflower state. I believe that

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EAST SIDE STRUCTURE BUILT FOR M. OLSEN AT COST OF \$50,000.

The four-story brick apartment building at the southeast corner of Multnomah and East First streets for M. Olsen is nearing completion. This structure covers 10x100 feet, and is one of the best apartments built on the East Side. The rooms on the three upper floors are arranged in suites and provided with all modern conveniences. Fire-escapes are provided on two sides. The building faces Multnomah street, but there is a wide entrance through a lobby on East First street. The cost of the structure will be about \$50,000. MacNaughton & Raymond are the architects.

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