

AND LUST LURES

Portland People Pleased With Powell Property.

RAILROAD OPENS ACREAGE

Mt. Hood Line Has Aided in Developing Rich Territory Near City. Families Gain Independence on Small Tracts.

No section adjacent to Portland has had a more favorable and encouraging growth during the past few months than the Powell Valley.

The purchase of the Mount Hood Railway by the Portland Railway, Light & Power Company, the efforts of the latter company to hurry the completion of the Mount Hood power plant and the evident intention of bringing the Mount Hood trains into the heart of Portland, have had a most beneficial effect.

The older settlers in the valley and the inhabitants of the towns have been looking forward for years for the time when regular and fast transportation would make the valley virtually part of Portland. Now that the dream is to become a reality, all are taking advantage of the opportunity.

Settlers Locate on Farms.

New-comers, attracted by the possibilities of the valley, are coming rapidly, the towns are growing fast and the large ranches are being divided into five and ten-acre pieces, where intensified farming will be the rule.

Water has been turned into the Bull Run reservoir for the development of electric power, poles have been distributed along the Mount Hood Railway and within a short time wires will be strung and electric rail service started.

The crop conditions throughout the valley are excellent. The yield of all the standard farm products has been large, with high prices prevailing generally. Those who have gone into specialties, such as small fruits, berries, chickens, etc., have had a very successful and profitable year. All together, the inhabitants of Powell Valley are very well satisfied with the present and optimistic as to the future.

All the land formerly held by the Mount Hood Railway & Power Company and now the property of the Mount Hood Railway Development Company, is being sold by Umbdenstock & Larson. The land surrounds the constructed stations of the Mount Hood Railway, including five townships and acreage beyond.

The primary purpose of our company," said Mr. Larson yesterday, "is to build up Powell Valley, to attract not only farmers, gardeners and home-owners, but also manufacturers, merchants and mechanics.

"Along this idea we have run weekly excursions to the townships and farms. The success of our trips has increased the demand for good property close to Portland.

Land Cut into Small Tracts.

The land around Rockwood, divided into pieces 10x100, with a few two and one-half-acre tracts designed for chicken ranches, is practically sold out.

"At Gillis 160 acres was divided into one, two and five-acre tracts, with lots adjoining the main tract for business purposes. Gillis is about half sold. Many acres have been planted to potatoes. Buildings and improvements have been started.

"Pleasant Home the activity has been greatest. Here 80 acres was divided into a township with one to five-acre pieces adjoining.

"At Pleasant Home most of the land and lots have been sold. A large general store erected, a hardware store finished and other buildings in course of completion or planned for. Considerable acreage has been planted to potatoes and small fruit. Today we run a special excursion to Pleasant Home and believe all the unsold land will be taken up.

"Nor have we overlooked those who wanted small tracts for homes and camping sites. At Mayberry, overlooking the Sandy, we have 800 acres of land which, for scenery, is hard to excel in Oregon. It is an ideal location for the man who wants the woods and river. Then we have a number of tracts to be improved with Summer homes."

LONG LEASES ARE FAVORED

Plan Is Most Profitable to Owner as Well as Lessee.

A. S. Taylor, a prominent real estate man of Cleveland, in an address before the recent meeting of the National Association of Real Estate Boards, spoke most enthusiastically in favor of the long lease of property.

"We should," he said, "grasp the tremendous possibilities of a business, keep pace with the times and develop every branch that will produce a return or revenue on the effort spent, and content that the resulting income is a year leasehold is one of the most important parts of the general real estate business.

"It has proven most advantageous and remunerative to brokers handling the transactions as well as to the lessees who have operated under this plan. Its possibilities and benefits are so reaching and within the grasp of every active real estate broker who is alive to his opportunities that I urge upon you a careful study of the possibilities presented through this line of work.

"The history of ground leases dates back to former centuries. They were first operative in England. In the city of London the largest percentage of land, both in the business and residential section, is under long-term ground leases. In the older sections of the city lands are held by the old and wealthy families, who, with the income derived from this form of absolutely safe investment, are living in ease and luxury. There is the fee of property is seldom sold, the operations being on the leasehold rights of the lessee.

"In the settlement of America the early English settlers first populating the states of Maryland and Pennsylvania, were of the wealthier class, and introduced the custom of long-term leases into this country, the earliest history being in the City of Baltimore and in Philadelphia as early as 1817."

Chehalis' Mayor Sued.

CHEHALIS, Aug. 10.—(Special.)—Dr. J. T. Coleman, Mayor of Chehalis, and C. C. Aspinwall, superintendent of the State Training School in this city, have been made defendants in a \$3000 damage suit. The complaining witness is Frank K. Thorne, who, through his guardian ad litem, Samuel A. Thorne, charges that Thorne, Jr., was ordered to cut a deer panel on a dodo head saw, July 22, and in the process injured the third finger of his left hand. The complaint further alleges that at the instance of C. C. Aspinwall, Dr. Coleman was called to dress the injured member, but that on account of negligence and improper treatment, it is now necessary for the finger to be amputated, for which the sum of \$3000 is asked.

APRICOTS GO TO WASTE BECAUSE OF LACK OF LABOR



SPECIMEN SHOWING HOW GOODNOE HILLS TREES ARE LOADED.

Tons of apricots have gone to waste in the Goodnoe Hills, Klickitat County, Wash., because of the inability of the growers to secure labor, according to H. B. Dabney, a Portland real estate man, who has interests in that section.

"This is a fruit district of which very little has been heard through the newspapers," said Mr. Dabney. "There are over 1000 acres set out to apricots and other kinds of fruits and almonds in the district. A great deal of additional acreage is being developed."

NEW ADDITION ATTRACTS

FINE HOMES ARE COMPLETED AT TAVOR HEIGHTS.

Three Residences Costing \$10,000 Each Under Way—Mount Tabor Park Being Improved.

At Mount Tabor Heights many fine homes have been built. Three residences will be erected at once which will cost \$10,000 each. The Tabor Heights Realty Company sold acreage property on Scott avenue to A. Tasker for \$100,000, who will put up one of the \$10,000 homes to be built at Mount Tabor. Mr. Tasker has spent \$4000 in the erection of a stone retaining-wall along Scott avenue and in improving the lot before the construction of his new home.

C. D. Strow, of the Mount Tabor Heights Realty Company, said that Mount Tabor generally is making excellent progress.

"We have sold considerable property to some Canadian men recently," said Mr. Strow, "and they will all erect attractive homes. There are constant sales of residence property to men who will build homes of excellent class, ranging from \$4000 to \$5000. Improvements are in progress in Mount Tabor Park. The Park Board is having work done in Mount Tabor Park in continuing the driveways, by which it will soon be possible to run to the summit of this beautiful tract on an easy grade.

The natural wild growth will be retained in the park, which is one of its chief advantages.

"The city has started the erection of a concrete reservoir to take the place of the wooden structure, which has

served this section for several years. A street is being graded along the east and north side of the heights north from East Stark street. It will eventually swing clear around the corner with the Base Line road. This street will be in the nature of a 'sky-line' and will open a considerable section on the slope east of East Stark street, where already a considerable number of homes have been built."

Palmyra and Ridgemoor are two additions on the north side of Mount Tabor, near the Baseline road, where remarkable progress has been made the past year. In Palmyra September, 1911, the land was covered with berry vines and without streets or improvements of any kind. In January 1912 all the lots were cleared for building, streets were graded, cement sidewalks were laid, and six modern residences had been erected, costing an average of \$2500 each. These two additions are elevated ground and command a fine view.

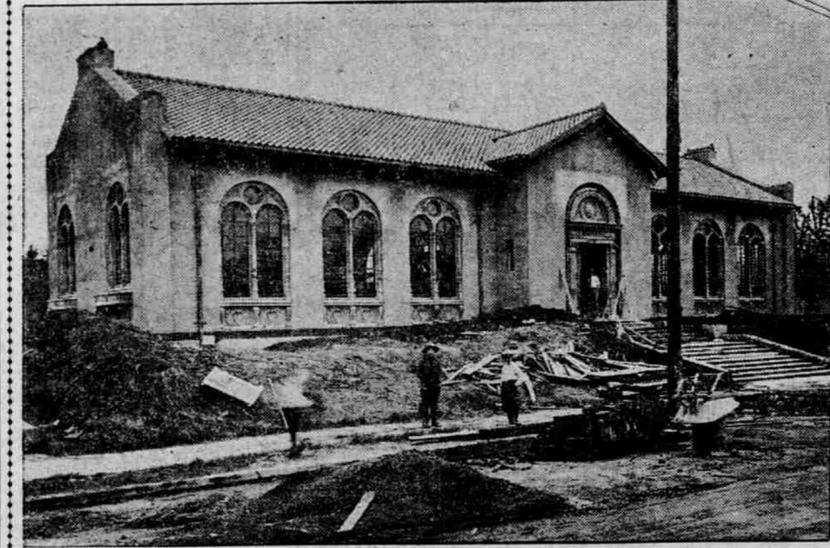
East Side Gets New Apartments.

Plans and specifications have been prepared for a three-story apartment-house, 100x100, to be built on East Seventh and East Yamhill streets, for Messrs. Holbrook & Lammson. The structure will contain 84 apartments, of two and three rooms each, and there will be wide halls and private baths. It will have a pressed brick front with terra cotta trimmings, a heavy cornice, and the interior will be of slow-burning mill construction.

Apartment-House Planned.

Architects Goodrich & Goodrich are preparing plans for a three-story apartment-house to be built near the east approach to the new Broadway bridge. The name of the investor will be announced later. The building will be 66x82 feet in size and will have full basement. It will contain 18 apartments. The exterior will be of brick construction.

ALBINA BRANCH LIBRARY WILL BE READY LATE IN SEPTEMBER.



BUILDING UNDER WAY ON KNOTT STREET, NEAR UNION AVENUE. The Albina Branch Library, on Knott street, between Union and Rodney avenues, is being completed. Interior finishing work is now in progress. The exterior has been completed except the clearing and grading of the grounds, which soon will be finished. The building probably will be opened late in September. The walls were built of hollow tiling, and the outside is covered with rough-cast concrete, with a colored tile roof. Main entrance is from Knott street. On the main floor will be the book departments. In the basement is located the auditorium, which is a long room extending the length of the building, independent of the library. There is connection between the auditorium and the book department above. The auditorium will seat from 200 to 300 people. The auditoriums of the branch libraries are for lectures and club meetings.

BAY CITY

IS IT ANY WONDER

Why the Harriman system spent nearly \$5,000,000 in building from Portland to Tillamook Bay?

Why the United Railways bought extensive terminals and water frontage at Bay City?

Why other transcontinental lines are seeking franchises at Bay City?

Why the Whitney Lumber Company, the largest in the Pacific Northwest, is building a \$1,000,000 sawmill plant just outside the corporate limits of Bay City?

Why whole blocks of lots are selling at Bay City to investment-seekers who are flocking there?

LOTS \$65 to \$1500
Easy Payments

Bay City Land Co. Send new booklet about Bay City.

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TIMBER

DEEP CHANNEL

PANAMA CANAL

RAILROADS

DAIRYING

FISHERIES

A PAYROLL OF \$3,000,000 YEARLY FOR 100 YEARS

for wages alone to reduce the logs to lumber will not exhaust the thirty-five billion feet of timber tributary to Tillamook Bay.

IS IT ANY WONDER why Congress voted the appropriation for a jetty at the entrance of Tillamook Bay, and for a deep channel to Bay City—the only possible large townsite on Tillamook Bay, where, according to the Government engineers, the big sawmills must be established?

NOW IS THE TIME

The secret of successful investment is to know where people want to go and to get there first.

Any observant investor with only one eye can see OPPORTUNITY stalking up prominently at Bay City.

Millions of dollars will be invested in sawmills and other woodworking plants at Bay City.

Real estate values will advance rapidly at Bay City.

The time to buy at Bay City is before the activity begins.

Investors who wait for developments will have to pay double present prices.

BAY CITY LAND CO.

701-2-3 Spalding Bldg.

Solid Foundation for Oregon's Coming Second Metropolis

GOLF LAND TO BE SOLD

F. N. CLARK IS AGENT FOR 40 ACRES NEAR WAVERLY.

Property Formerly Held by Club. Local Syndicate to Market It. Fine Improvements.

As agent for a strong local syndicate, F. N. Clark has added another high-class residence district to his list by undertaking the selling agency of Golf Park. This is a 40-acre tract lying directly west of the part of the golf links nearest to the present home of the Waverly Golf Club. It has been a part of the links for many years and was sold with the idea of securing sufficient funds to provide for the erection of the new club building at the south end of the grounds.

The members of the purchasing syndicate are H. L. Corbett, the Lewis estate, the Falling estate, the Macleay estate, Rodney L. Gissan, J. C. Ainsworth, Captain Gordon Voorhies, Walter F. Burrell, Drake C. O'Reilly, F. W. Leadbetter and E. C. Shevelin. All are members of the golf club and in organizing last May, the idea uppermost in mind was to keep control of the property in the club membership as long as possible, in order to have control over the character of improvements that are now being installed, as well as the restrictions which will be written into the selling contracts.

The membership of the Waverly Golf Club has expressed itself strongly as being desirous of maintaining an environment that will conform in as many ways as possible with the spirit of the game and the exclusiveness of the grounds. The 40 acres was really surplus ground as soon as the tract just south of it and nearer the site of the new club house was made ready for play.

Golf Park is unique in the method of platting. There is no surrounding street. Inside the boundaries, a distance equivalent to the depth of a lot, the main thoroughfare forms a rectangle upon which all of the outside lots front. This is true save on the south side, where the homes will face the links. All other houses will face inside the tract. The idea sought was exclusiveness and this plan secured it.

The scenic outlook is unusually pleasing. The property overlooks the river and the many elegant homes across the stream. The golf links are always kept in the pink of condition, giving a park effect to the neighborhood that is certain to be appreciated.

Standard improvements are being installed and all will be completed by September 5. The highest class residence is in the making. F. N. Clark has exclusive sale. Eastmoreland on the East Side and Westover Terraces on the West Side have proven decided successes under his handling.

EMPRESS STILL RISES

NEW THEATER TAKING FORM. CEMENT WORK PROGRESSES.

Fifteen Shipments Bring Material to Portland—Sprinkling System Is Installed.

Work is progressing rapidly on the new Empress Theater, at Seventh and Yamhill streets, and by next Wednesday the cement flooring on the first floor will be complete. Steel for two stories is in place and the concrete men are keeping pace with the erectors in the construction work, this being made possible by the fact that the concrete is hoisted by derricks and dumped instead of following the old system requiring the use of elevators and barrows.

In all the \$275,000 showhouse will contain 540 tons of steel, which has taken 15 shipments to transport to Portland. Seven shipments already have arrived and it is expected that the remaining material will be received in time to prevent delay in construction. The main girder of the support for the balcony weighs 54 tons.

CLARK HOST TO WOODMEN

Head Consul Boak Will Make Address at Fair September 10.

YANCOUVER, Wash., Aug. 10.—(Special.)—I. E. Boak, head consul of the Woodmen of the World, will be here September 10 to dedicate the log cabin and rest room built at the Clark County fair grounds by the Woodmen of the local lodge.

An elaborate programme is being arranged by the members of the local camp of Woodmen. In addition to a musical selection Mr. Boak will deliver an address, particularly interesting to Woodmen, but instructive to all, at the dedication.

Then there will be a picnic dinner and in the afternoon there will be sports. Cordial invitations have been sent to camps of Woodmen in the Northwest, particularly in the three counties, Clark, Skamania and Cowitz, while Multnomah and Portland were not forgotten.

Liberal prizes will be offered for the best drill teams and there are several that have the reputation of being equal to any uniformed drill team on the Pacific Coast having won medals and prizes in drill competitions.

The Woodmen of Vancouver Camp, No. 25, Woodmen of the World, will provide entertainment for all Woodmen who come, and it is expected that 2000 to 3000 will attend the Fair, September 10.

Josephine Fair to Be Big Event.

GRANTS PASS, Or., Aug. 10.—(Special.)—The second annual Josephine County Grange Fair will be held in this city September 18, 19, 20 and 21. The fair held by the granges have been exceedingly successful owing to the strength of the organization. Crops are unusually good this year and when the harvest time comes the amount of big fruit and grain that will be exhibited will surpass the sanguine expectations of all. Such blooded stock has been imported into the country during the last two years, which will be exhibited. The poultry industry has also received a great deal of attention and the exhibits in this line will be well patronized. Reports from all over the county from different granges indicate that interest is directed toward community competitive exhibits. Hundreds of dollars will be distributed in premiums.

REDUCING THE HIGH COST OF LIVING AT

PARKROSE

When Winter comes, Parkrose housekeepers won't have to worry over what to have for dinner. And they won't have to resort to high-priced canned goods either. Right now their gardens are overflowing with good things to eat—beans, peas, greens, beets, onions—all kinds of vegetables. Fruit is plentiful and preserves, jellies and jams are being made daily. When Winter comes, the family will enjoy an abundance of fresh fruit and vegetables, so much better than canned or store goods. And don't forget that instead of paying 20 or 25 cents for a tin can of store goods, they are enjoying more healthful home products costing just a mere fraction. It cuts the cost of living squarely in two. It's one, just one of the advantages of living in Parkrose on a broad acre all your own.

There's room for you at Parkrose and a chance for you to get ahead. Investigate today. Come and see us at once. Of course, the terms are made to suit you.

SLAUSON-CRAIG COMPANY

304 Oak Street, Opposite Commercial Club Building

