OREGON ATTRACTS EASTERN FARMERS

All Sections of State Draw Substantial Class of Homeseekers.

HONEST PUBLICITY FACTOR

Portland Commercial Club and Similar Bodies Conduct Effective Campaign—Trading in Farmlands Continues Brisk.

One of the surprising features of the general realty situation this Summer is the steady influx of settlers, homeseekers and investors. It is probable that the number of newcomers to the state is not as large as last year or two years ago, but, what is considered much more important, is the fact that a large percentage of arrivals are persons of means seeking good farm homes. The new citizens are arriving mostly from the Middle West, but the colonist movement does not originate altogether in that part of the United States. Hundreds of families have been coming to Oregon this year from all parts of the Union. Canada also has helped to increase Oregon's population in no small degree.

That the arrival of a more substantial class of people is due largely to honest exploitation methods on the part of the commercial organizations in the state and the various railroad companies cannot be disputed, according to those who have been keeping in touch with the situation. The Portland Commercial Club has been conducting a campaign of publicity for many months and the fruits of this work are now being more genuinely realized than ever before. Every district of the state has been given complete publicity through this channel. Supplementing the work of the Portland Commercial Club, the Oregon Development League and commercial organizations of every locality have done much to exploit the resources and advantages to be found in Oregon.

That the influx of farmers will be even more pronounced during the next few months is indicated by an unusually large number of inquiries being received by commercial clubs, railroad companies and land operators. Small Oregon farms well located as to markets and railroad transportation are chiefly sought by prospective newcomers. Many inquiries also come from men of families desiring to locate on homestead lands. The Fall colonist rates, which will become effective September 25 and continue until October 10, will, it is believed, be instrumental in attracting hundreds of settlers to the state.

Among the newcomers to purchase land last week was J. V. Anderson, of Idaho, who acquired a 72-acre farm near Aurora. About 40 acres are in cultivation. Mr. Anderson will remove the old buildings at once and erect a modern house and barn. He intends to engage extensively in dairying and hograising. The sale was negotiated by George Dekum, of Portland.

J. O. Hill, of Alberta, Canada, has purchased from Paul Ruttencutter, of Wilderville, a 40-acre farm on the Applegate River, in Southern Oregon. The place brought $8000, or $200 an acre. It is well improved. Mr. Hill will take possession at once.

F. M. Cooksie, who arrived recently in Oregon from the East, has purchased a ten-acre tract on the Bear Creek Road, near Bandon, from Elbert Dyer, of Bandon. Mr. Cooksie will make the place his home.

The S. P. Gilmore place of 67 acres near Junction City, was purchased last week by I. C. Smith for $6500. The farm is nearly all cleared and is mostly river bottom land. The farm is situated six miles north of Junction City. Mr. Smith already has removed to the place.

Four hundred acres in the Powell Butte district, in Crook County, have been purchased by J. W. Weaver, of Hood River, from E. A. Bussett, the consideration being $20,000. Mr. Weaver owns considerable land in the Hood River fruit belt. With the acquisition of the Crook County farm Mr. Weaver will devote much of his time to hograising. The farm is ideal for that purpose, as it contains both dry and irrigated acreage. Included in the purchase of the farm is a herd of 75 hogs.

One of the largest realty deals closed in the Eugene district this year was the purchase last week of the Jonathan Johnson farm of 100 acres by Melvin Hansen, of Eugene, the consideration being $50,000. The land adjoins Eugene. Mr. Hansen will have the property platted into small suburban tracts. A number of attractive driveways will be among the proposed improvements.

The Van Watters place of 290 acres near Independence has been sold to Dr. Mott, of Salem, the consideration being $36,250. The farm is located on the Salem road, three miles north of Independence. Dr. Mott plans to plant the entire acreage to loganberries. Mr. Van Watters purchased this farm a little over a year ago for $23,000.

J. K. Robinson, of Ashland, has purchased the 46-acre farm of W. W. Wells near Buena Vista. Mr. Robinson is a newcomer to the state and is well pleased with the Buena Vista district.

J. D. Gordon, Mayor of Newberg, has purchased the F. L. Hanford farm of 20 acres near the Chehalem schoolhouse for $3600. Mr. Gordon bought the place as an investment.

Jonathan Burkhart, of Lebanon, has sold his farm north of Lebanon to M. Goeman, of Forest Grove. The farm contains 100 acres and was sold for $12,500, or $125 an acre.

The Alaskan Copper Company has transferred to Laura Morse Patrick a tract of 40 acres under the Western Land & Irrigation Company's ditch, near Hermiston, for a consideration of $4600.

THREE FIRE STATIONS RUSHED

Rose City Park Engine-House Is Attractive Building.

Three fire stations—Rose City Park, Woodlawn and Kenton—all on the same plan, are nearing completion. The one in Rose City Park, on the Sandy boulevard and East Fifty-seventh street, is further along toward completion. It will be one of the most attractive buildings of the Rose City Park district.

It is a brick structure standing on the brow of the hill. The walls have been covered with cement, with trimmings of light-colored brick. The foundation and basement are of solid concrete. The interior is arranged to be used both for auto or horse-drawn apparatus. The appropriation for this fire station was $10,000, but the cost will not be above $8000. It will be completed and ready for use within four weeks.

At Woodlawn the fire station, which occupies the triangle space in the center of the district, is well along and the plastering has been completed. At Kenton the fire station built on the same plan is being finished.

The saving on the three buildings out of the appropriation is something over $4000. All three will be attractive structures. At Woodlawn and Kenton there is ample ground about the buildings which may be made beautiful.

L. G. Holden, battalion chief, drew the plans for these structures and is looking after their erection. He is also working on plans for the Irvington engine-house, which will be built on East Twenty-fourth street, near Thompson street. It will be different from any engine-house built in Portland. It will be of the bungalow type. Construction also of the fire station at Montavilla has been started.

Three-Story Building Planned.

Plans for a three-story hotel building to be erected on Third street, between Burnside and Couch streets, for George Jacobs have been filed with the building inspector. The first floor will be used for stores and the second and third stories for hotel purposes. The building will be of mill construction and will cost about $12,000. The plans were drawn by A. E. Ewart.

ORCHARD LANDS WANTED

FLOYD PROPERTY NEAR MEDFORD IS SOLD.

Three Acres Near Central Point Bring $4500—Valley Tracts Are Active.

Orchard land and farm tracts near Portland and in other parts of the state have had a brisk movement in the last few days. Bearing orchards seem to be in fair demand. Some of the sales reported in the last few days are:

The sale of the W. N. Floyd orchard, consisting of ten acres, near Medford, practically all in bearing, to Mrs. A. A. Bird, of Salt Lake City, was announced a few days ago. No amount was given, though it is known that Mr. Floyd purchased the property last year for $13,000.

The orchard is situated about two miles west of Medford, on the Jacksonville railroad, in one of the fine fruit sections. Besides pears, a family orchard and small fruits are grown.

Mrs. G. W. Irvine has purchased a ten-acre tract of 3-year-old pears a short distance west of Central Point from Mrs. Eva Longacre. The consideration was $4500. The sale was made by Charles D. Hoy.

R. W. Tripp sold the 14-acre tract owned by George W. McKinney, near Brownsville, to Bert R. Daugherty, of Medford, the price paid being $1900. Mr. Daugherty is manager of a 1500-acre orchard at Talent.

Melvin Hansen became the owner of the Jonathan Johnson tract of about 1000 acres, formerly known as the Dunn tract, at the edge of Eugene and due south of Chula Vista Park, which was successfully sold out in small tracts by Mr. Hansen last year. Mr. Hansen will at once have this tract carefully surveyed and platted into lots of five acres and up, making wide and scenic boulevards, connecting it up with Chula Vista and South Alder street.

Rev. Charles Wilson Baker purchased the fine 100-acre farm of Morris Weber, about five miles northwest of Roseburg. This is one of the finest farms in the county and has a 20-acre prune orchard in full bearing.

W. J. Kelliher has purchased 90 acres of land just south of Roseburg of the heirs of the Sheridan estate.

Gilbert Zacher has sold his 120-acre farm near Eugene to J. H. Welborn.

F. P. Smith sold the Wisner place of 155 acres near Amity to Aberdeen parties last week. J. P. Allison, who reports the deal, says the consideration was $11,400.

MANY DWELLINGS BUILT

SINCE JANUARY 1, 1828 HOMES RISE ON EAST SIDE.

In July 205 Houses and Nine Business Buildings Were Started--New Additions Grow Rapidly.

Statistics for July show that a total of 205 new homes and nine business buildings were started on the East Side during that month. For June this year 195 residences were started and hence there was an increase of 15 in July. In June there were ten business buildings started on the East Side.

The total number of homes started on the East Side for the first seven months of the year was 1828. This shows a slight falling off over the number built in the same period in 1911, but the buildings erected this year are of a much better character. These new homes are divided among the different sections. Beaumont, Alameda Park, Irvington, Laurelhurst, Eastmoreland, Walnut Park, Overlook and Piedmont lead in the erection of fine homes. Rose City Park district, Mount Scott, Montavilla, Waverleigh Heights, Jonesmore and Overlook lead in moderate homes.

Architects are busy preparing plans for medium-priced homes and fine residences for all the districts. The Anderson Construction Company is drawing plans for 13 attractive residences to be built in Irvington. Architects Emil Schacht & Son have prepared the plans for a two-story, 10-room residence to be built on East Ninth and Multnomah streets for William Shepherd. It will be 60x46 feet in size. Plans were completed last week for this house. Bert E. Boice has been awarded the contract to erect an eight-room residence for W. F. Krumbein on Tillamook between East Sixteenth and East Seventeenth streets. Architect R. N. Hockenberry has prepared plans for a 10-room residence for E. Z. Ferguson, to be built on Alameda Drive in Alameda Park.

PORTERS BUY AT MARSHFIELD

Dockage and City Property Turned at Profit of $35,000.

MARSHFIELD, Or., Aug. 24.—(Special.)—E. W. Wright, of Portland, announces the sale of a large property in this city to Porter Bros. and Grant Smith. It is what is known as the Marsden property and takes in several buildings on each side of Front street and a dock.

Mr. Wright bought this property about a year ago and says he sold it for about $35,000 more than was paid for it at the time of the purchase from Mr. Marsden. The announcement made by Mr. Wright that he had sold to Porter Bros. created much interest, owing to the fact that the railroad contractors are building a part of the line from Eugene to Coos Bay.

Altamead Realty Is Active.

The Western Oregon Trust Company reports the sale of six lots in Altamead Addition in the last few days, aggregating in value approximately $3600. Among the buyers were: G. Balliet, two lots; A. C. Rhodes, A. Angelo, Frank Perry and Joe Garitano. Most of the recent purchasers are preparing to improve their property with substantial residences.

GERLINGER WILL VISIT EAST

Stoddard-Dayton Manager Says Trip Is for Pleasure Only.

Edward E. Gerlinger, manager of the Stoddard-Dayton Auto Company, left Thursday night for an extended Eastern trip. Some of the more important cities he contemplates visiting are Chicago, Detroit, Indianapolis, New York and Boston.

Mr. Gerlinger says: "I am taking this trip purely for pleasure, as all my contracts for 1913 have been made."

PORTLAND MEN IN DEAL

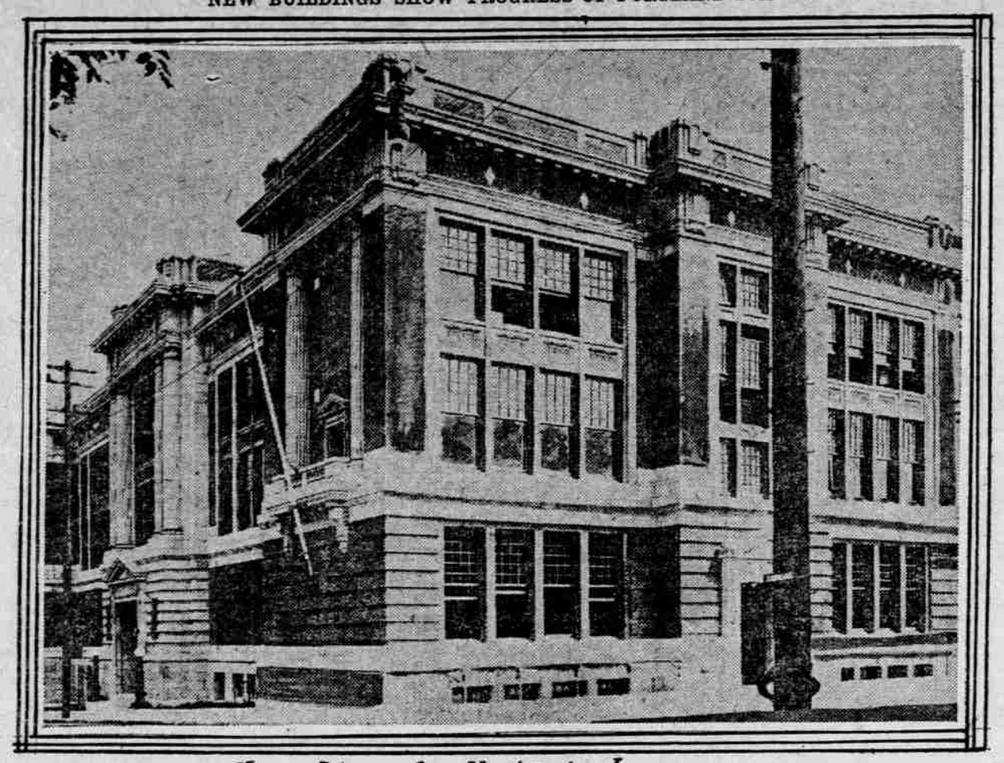
Huge Bohrer Tract of Fruit Land in Idaho Sold for $100,000.

WEISER, Idaho, Aug. 24.—(Special.)—By far the biggest individual sale of land ever recorded in this section of the country has just been closed through the purchase by Portland and Weiser capitalists of 505 acres of choice fruit land from John Bohrer. The sale was negotiated by Robert Coulter and R. U. Bradshaw, of this city, and while the consideration has not been disclosed, it is understood that close to $100,000 will change hands before the final titles are transferred.

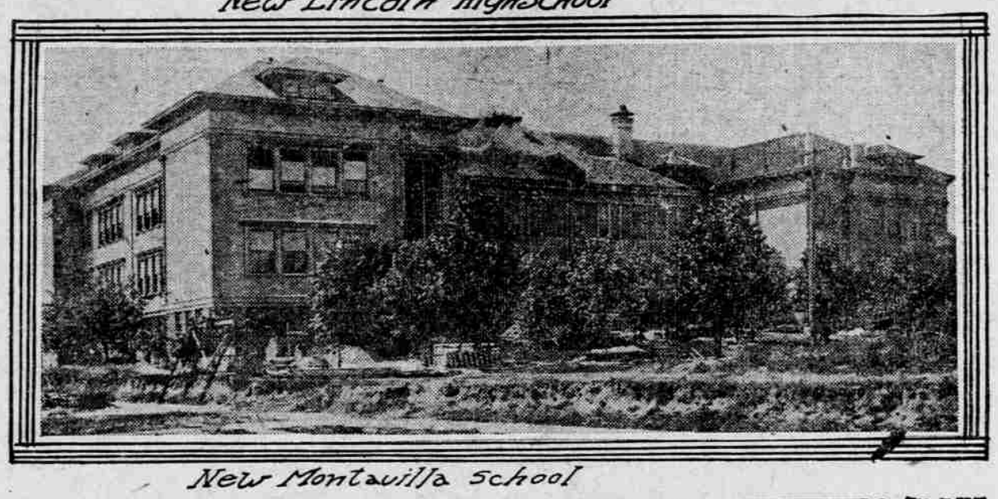
The Bohrer tract is located in the Crystal irrigation district. It is the intention of the new owners to cut it up into tracts of 10 and 20 acres and place it on the market for Eastern purchasers.

Water was first delivered to the 505-acre tract this Spring, through the new irrigation district, which pumps the water from the Snake River to the high bench land and delivers it to the owners' lands in pipes. The pumping plant, which began operations in May, has been described by engineers and irrigation experts as a model. The soil is of fine quality for fruits and garden truck, and for this reason it is expected there will be a brisk demand for the land, once the colonization campaign is under way.

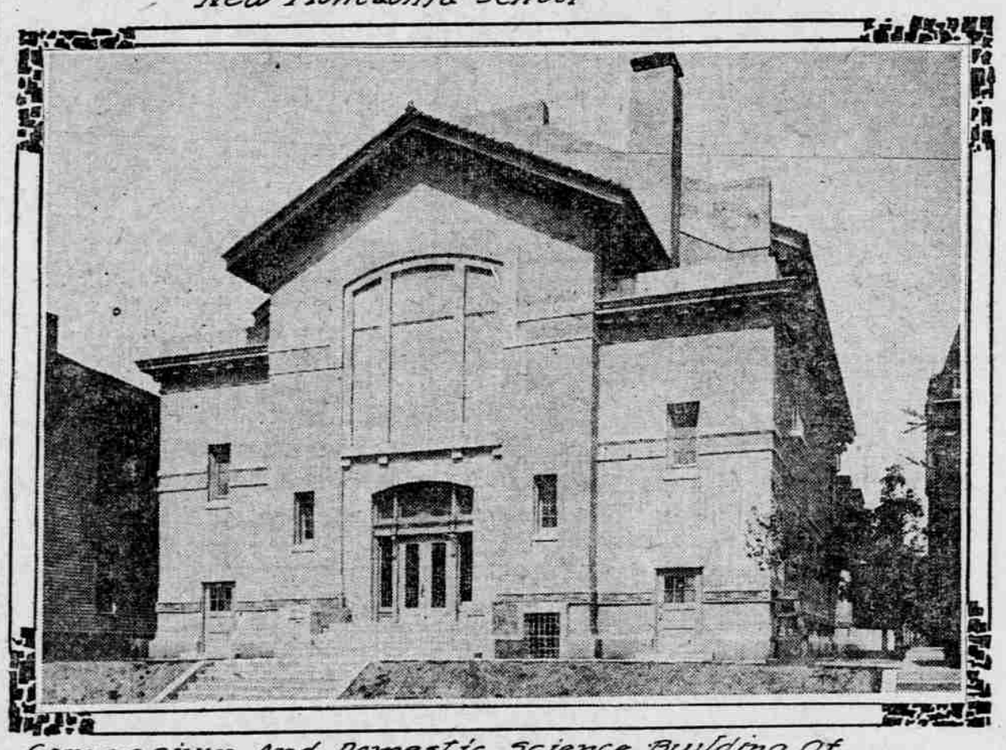
NEW BUILDINGS SHOW PROGRESS OF PORTLAND SCHOOLS.



New Lincoln HighSchool



New Montavilla School



Gymnasium And Domestic Science Building Of Washington High School

NO LULL IS NOTED

Architects Are Kept Busy Preparing House Plans.

INSIDE DISTRICTS FILL IN

Contractors Are Extending Operations in All Parts of City—Big Number of Newcomers Arrive and Homes Are in Demand.

At present architects seem as busy as during any other time of the year, preparing plans for residences. There is increased demand for small houses for rent on the East Side. At the office of Mall & Von Borstel, on East Burnside street, the average daily number of applicants for houses for rent during one week was from 10 to 12, mostly from new-comers.

Other offices on the East Side have had about the same experience, but houses of four to six rooms close in and near streetcar tracks are not easy to be found. This inside district is filling up with apartments and flats, and cottages will become fewer as the city grows between the Willamette River and East Thirtieth street, a district in which the value of property will drive residents further east.

There does not seem to be any danger that too many dwellings will be built, as the demand keeps up closely with the supply. In the residence sections builders have found it very profitable to erect houses in groups and then sell them to men who want homes. George W. Priest is credited with erecting nearly 50 houses of this class on the East Side within two years, and is now erecting groups in different sections.

The Anderson Construction Company is preparing plans for 18 attractive homes to be built in Irvington, which will range in cost between $3000 and $5000. Architect Fred S. Allerton is preparing plans for a seven-room residence in Alameda Park for Miller & Hisshaw, to cost $4200. Also he has prepared plans for a $3000 home for Fred Ferguson, to be built in Beaumont. Architects Jacobberger & Smith have drawn plans for an eight-room residence to be built for H. A. Seeberger at East Twenty-sixth and Hamblet streets, in Alameda Park. They have let the contract for the new home of A. W. Horn and for the new $7000 home for Mrs. Irvine.

William Durflinger, a home-builder, has purchased six lots on Prescott street, near East Nineteenth street, and will put up five attractive homes on the property. E. Z. Ferguson, president of the Alameda Land Company, is having plans drawn for a $10,000 residence, to be built on the Alameda drive in Alameda Park.

RESIDENCE LOTS ARE SOLD

Activity in East Side Realty Is Keeping Up Healthy Pace.

A number of sales of residence sites have been made recently in different portions of the East Side by S. T. Dove and W. J. Day, who report that they find a decided improvement in the realty market.

E. H. Brown bought three lots in Portsmouth Villa Annex for $1150 from M. E. Aaris. In Tremont Place, in the South East Side, John L. Pike bought a lot for $300, and will erect a home at once. Affie B. Hanna bought a lot in Rose City Park from L. M. Cleek for $750, and will erect a home. In Vernon, Theresa J. Fay bought two lots of Albert Thornton for $1200. Thomas J. O'Malley, of Chicago, Ill., sold a lot in Lincoln Park to John Sauer, who will build a residence.

The Brong-Manary Company sold three lots in Loverleigh, on the Peninsula, to Joseph R. Ryan for $1650. The Portland Trust Company sold a lot in Woodstock to Gardner Elliott for $1900.

CAPTAIN GRAY MAKES CHANGE

Leaves Diamond Rubber Company to Go With Auto Concern.

W. H. Gray, for two years identified with the Diamond Rubber Company, of Portland, has resigned to become associated with F. W. Vogler in the Northwest Auto Company, distributer for the Hudson and Reo cars.

"Captain" Gray will be a hard man to replace, as his personality has had much to do with success of Diamond tires in this section. He is regarded highly by all connected with the automobile business in Portland.

DEMAND FOR MORE SCHOOL SPACE BIG

New Buildings and Additions to Old Ones Will Relieve Situation.

UNIT SYSTEM FOLLOWED

Plans Being Made to House Over 30,000 Pupils—Fireproof Structures Rise—Needs in East Side Districts Are Problem.

With the Summer vacation period nearly gone, preparations are being made for the opening of the city schools, when more than 30,000 school children must be housed. Portland's steady growth has made it mandatory to provide additional school facilities, and to meet the situation several new school buildings have been erected and additions made to old structures since the first of the year.

By far the most pretentious structure is the new Lincoln High School built on the block bounded by Market, Mill, Park and Seventh streets. It is of fireproof construction and is considered one of the finest school buildings in the Northwest. The finest grammar school building under way is the Failing School in South Portland. This structure is to be fireproof and fully modern in its appointments. Another fine building is to be the new Ainsworth School on Portland Heights. This structure also will be of modern fireproof construction. On the East Side big progress has been made in the construction of new school buildings during the past year.

A feature of the present construction is the application of the unit system, especially on the East Side. New schools are planned on a scale large enough to accommodate all probable needs for several years. They are planned as independent units and as the demand for more space increases, additional units can be built. Several East Side schools have been planned in this way. Nearly all the new school buildings are provided with assembly halls which are to be available at any time for neighborhood meetings and similar occasions.

Many Schools Enlarged.

Besides the Irvington, the eight-room addition to the Kern building, and the eight-room addition to the Clinton-Kelly School building, completed toward the close of last year, the Portland school district is erecting four additions to East Side schoolhouses, or a total of 28 classrooms, in addition to those now in use.

To the Montavilla schoolhouse six rooms and an assembly hall have been added, which makes the Montavilla schoolhouse a 20-room structure, with an assembly hall. This is the second addition to this building, which originally contained eight rooms. However, the new four-room building built east of Mount Tabor and south of the Base Line road has still further relieved the pressure on the main building on East Seventy-sixth street, but it was crowded at the close of school last year. Another four-room building is to be built north of East Glisan street in Montavilla on the site secured in North Jonesmore Addition this year, but the contract has not yet been let. The Montavilla schoolhouse will be ready for the opening of school, about three weeks hence.

At the Creston building a 10-room addition with an assembly hall is being finished and will be ready for the opening of school. These 10 rooms will make Creston an 18-room building besides the assembly hall, this new addition being the second, so rapidly has the neighborhood grown. The Weston School, near Woodmere station on the Mount Scott railway, is being enlarged by eight rooms and an assembly hall, making a total of 12 rooms besides the assembly hall. The schoolhouse at Lents, which is outside the city boundary, is the largest new schoolhouse erected. It contains 22 rooms. The Weston Schoolhouse was built to relieve the pressure on the Lents schoolhouse. It will be completed by the opening of school. A four-room addition is being added to the Richmond schoolhouse on East Thirty-ninth and Division streets. The addition will not likely be finished by the school opening.

At the Kern schoolhouse, East Twenty-eighth and East Couch streets, an eight-room addition was built last year, which will be available for use this year. The concrete gymnasium and domestic science building of the Washington High School has also been completed and the contract has been let to furnish it with the necessary apparatus. With the apparatus its cost will be above $100,000.

More Buildings Planned.

A large amount of preparatory work and repairs have been made and are now being made this month before the school opening. At Woodlawn, Shaver, Kern, Creston, Sellwood and other buildings, where additional grounds have been purchased, the grounds have been graded and otherwise improved. It is not easy to keep ahead of the growth of the city, especially on the East Side, in the matter of schoolhouses. At Rose City Park an eight-room concrete building was erected last year, but it is not of sufficient size and some of the pupils have been sent to the Kern building.

Several sections of the district have asked for schoolhouses and will probably be given consideration next year. Between the Alberta building on East Nineteenth, near Wygant street, in Vernon, and Woodlawn, residents have been asking for a schoolhouse, and very soon a schoolhouse will be required to provide Alameda and Olmstead parks with school facilities. Kenton is clamoring for a schoolhouse. At present it is supplied with a small temporary structure. Also, the district in the neighborhood of East Forty-first and Holgate streets wants school facilities and has asked the Board of Education for consideration. The district acquired a site near the Reed College grounds a year ago, and when a new schoolhouse is built in that neighborhood it will probably be built on this site.

When the next high school building is provided it will probably be built at some point in the South East Side in the vicinity of Kenilworth. Already a movement has been started to get a high school for that part of the district, and some statistical information has been gathered to show the need of the building. However, beyond acquiring a site next year, there will probably be nothing done toward erecting another high school in Portland, especially while there is so great a demand for grammar grade buildings in the growing residence sections.

REALTY BUYER'S MIND ENIGMA

Psychology Is Important Factor in Opinion of Chicago Dealer.

Albert H. Wetten, former president of the Chicago real estate board, says that the workings of the average mind of a person when buying real estate completely baffles him. Mr. Wetten said their hopes are easily built up and they are just as easily frightened away by pessimistic talk.

"The brain of the investor seems to operate differently when he contemplates investing in real estate," said Mr. Wetten, "than when he is considering the purchase of mortgages, stocks or bonds. Instead of accepting the recommendation of some reliable and experienced broker, he will go to a friend, who may be a merchant, or to a lawyer, who probably never owned a piece of real estate in his life, and who has not the remotest conception of the real estate subject, except that possibly he knew some one who many years ago purchased a lot, expecting it to enhance in value, but it did not.

"He may read about advancing values which he magnifies into boom and cautions the timid investor to be careful. And all the while this well-meaning adviser probably is taking the longest possible chance with his own investments, and a glance in his strong box might disclose beautifully engraved certificates of stock in bogus coffee plantations, oil wells and prospective gold mines.

"If there is any doubt about this, the probate court inventories of the estates left by some of our prominent men will confirm this statement.

"And so the prospective purchaser when he has finished consulting his friends, is prejudiced, his suspicions aroused, and he does not invest. The pessimistic attitude of his friends, even though they decline to advise him directly, is enough. To the prospective real estate investor let me say that the pessimist never buys any real estate. It requires an optimist. A man must see hope and brightness in the future to risk his money in land.

"If the broker approached about property in other lines than his own would frankly admit that he was not qualified to advise; that he did not know whether the price was low or high, it would help some; but strange to say the same kind of human nature predominates in the makeup of the average real estate broker as with the average lawyer and physician.

"He seems to think that it would be a reflection upon his intelligence to admit that he did not have a well defined knowledge and opinion upon everything in his particular profession.

"Another pitfall which besets many investors is the placing of too much stress on the income the property is producing at the time of his purchase. They hesitate to sell at 4 per cent, and 5 per cent mortgages or bonds to buy real estate earning only 2½ per cent or 3 per cent.

"The little difference in the rate makes no difference, if the purchase is well made. In fact, land could be vacant and unproductive and still the investor be warranted in selling his securities to make the purchase. It is entirely a question of price."

STEADY GROWTH SEEN

IMPROVEMENTS AT VERNON ARE EXTENSIVE.

Widening of Alberta Street to Be Followed With Paving—Substantial Rise in Values Noted.

Now that the widening of Alberta street between Union and Vernon avenues to 60 feet is accomplished, property owners are moving their fences back and laying concrete sidewalks, preparatory to improving with hard-surface pavement. The improvement of the street will be undertaken as soon as possible, and by filling in the gap between Union and Vernon avenues with hard-surface pavement, Alberta will at once become the longest paved street running east and west in that part of the city. It has been paved to East Thirtieth street and opened even beyond.

Alberta is the business street for this growing section in the northeastern district called Vernon. Few portions of the East Side have made as rapid progress as Vernon the past few years.

There has been a substantial advance in values. Lots which were purchased for $300 and $400 three years ago, now command $600 and $1000 and even more. The district has continued to enlarge until it extends through to Woodlawn and from Union avenue to East Thirty-second street and beyond. The fine residence section, Irvington Park, which is located on East Thirtieth street along the Alberta carline, contains many beautiful homes. A visit to the end of the Alberta carline is a revelation to anyone who has not gone there for the past year. In Irvington Park all the streets have been graded and cement sidewalks have been laid. Attractive residences, costing from $3000 to $6000 may be seen all through this section.

Much of the natural growth, outside of the streets, has been retained, and thus the homes are half hidden in the natural foliage. It is probable that either the Alberta or the Woodlawn streetcar line will be extended so that a loop may be formed. This has been the plan for the Alberta carline. Residents on Killingsworth avenue have been working to secure a carline on that street from Union avenue. There is a great territory even east of East Thirtieth street, which is the end of the Alberta carline.

FINE VIEWS ARE PROVIDED

Westover Terraces Become Popular With Autoists.

There are several automobilists in the city who make a practice of taking a spin up to Westover Terraces every week day. On these trips they usually take a party of several people. They are apparently not intent upon buying a homesite, but have what they call the "Westover habit."

H. E. Seymour, assistant secretary of the Portland Automobile Club, commenting upon the scenic rides that may be enjoyed about the city, says that the view from Westover Terraces is the equal of any that he has ever seen and surpasses in its scope and beauty all others around this city of beautiful drives.

"Within 15 minutes, running within the speed limit imposed by our ordinances, I can go out Washington street to Twenty-third, up to Lovejoy and then to Cornell Road, up Cornell Road to the entrance to Westover. On this trip I pass the prettiest residence section of Portland and at its very edge ascend the easy grades of Westover Terraces.

"From the first elevation, on a clear day, the view is beyond my possibility of expression. It is the most comprehensive, the most varied, the most interesting sight I ever hope to see. There is the Columbia River in the distance, the Willamette for miles, the City of Vancouver, the entire City of Portland and, away off in the distance, are the peaks of the Cascade Range.

"The air is pure, being above all the air channels that carry smoke. The breeze, even on the hottest day, is refreshing but not strong. The sun shines a little more beautifully than below, because of the clearness of the atmosphere. In fact, it is the most unobstructed and inspiring view, I think, there is to be found in the city."

F. N. Clark, sales agent for Westover Terraces, announces that another 100 lots will be opened for sale within a short time. If he is successful in the sale of these lots, as he was with the first opening, two weeks will find them all gone, he says.