

MORNING TRACTS SOLD FOR \$150,000

La Grande Capitalists Take 1600 Acres Owned by Corporation in Salt Lake.

HARNEY RANCH IS BOUGHT

Unionists Look to County and Its Undeveloped Resources for Homes and Delegation Sees Sections Now for Sale.

The interesting fact was told in Portland last week that A. T. Hill, a La Grande capitalist, Horace E. Coolidge, of the La Grande National Bank, and Floyd McKennon, a La Grande farmer, have purchased from the Amalgamated Sugar Company, a Mormon corporation of Salt Lake, a 1600-acre ranch for a consideration of \$150,000, and that they are putting the entire tract in crop.

The 1600 acres are located in the Grand Ronde Valley, between La Grande and Hot Lake. In 1903 the Amalgamated Sugar Company built a large sugar factory at La Grande and began to educate the people of that community in the science of raising sugar beets. As the best possible site for beet culture this Grand Ronde tract was picked, and \$70,000 was spent in improving it with one of the finest irrigation systems in the Northwest.

So perfectly were the series of dams and canals laid out that every acre can be flooded at any time of the year, the arrangements of the gates making it continually sub-irrigated.

This Utah firm raised sugar beets for eight years, and while it made the place pay, owing to the adaptability of its system, it did not receive sufficient support from the farmers to pay to run the factory. Consequently the factory was torn down and moved to Burley, Idaho. Since 1911 the firm has been raising grain on the irrigated land in Oregon.

The expensive improvements on the ranch, in the form of implements, stock and buildings, are included in the purchase by the La Grande company. Mr. McKennon will be the active manager of the project, Mr. Hill will handle the livestock and Mr. Coolidge will look after the financial end.

**Pendleton Men Make Big Deal.**  
A. E. Cooley, of Pendleton, last week purchased from Ed Holloway, 1280-acre Harney County ranch, located seven miles east of Burns and adjoining the State Experimental Farm, at a figure of \$45,000. One-half of the tract is in growing grain. A full farming outfit of tools and equipment including a caterpillar engine, is on the place.

Mr. Cooley is selling the largest part of his leased holdings on the reservation near Pendleton to Charles W. Tulloch, of Pendleton, for \$25,000. Included in the purchase are 700 acres of growing grain, 700 acres of summer fallow, stock and implements.

To Bruno Weber, of Pendleton, Mr. Cooley has also sold 240 acres of summer fallow, located adjoining Mr. Weber's holdings on the reservation, for \$7200. The place is already equipped with a caterpillar engine.

**Yamhill Farms Bring High Figure.**  
Wilbur Cook has sold his 75-acre farm, two miles south of McMinnville, to Grant Sitton at a reported consideration of \$15,000, or \$200 an acre.

The 22-acre place of George Keen, not far south of McMinnville, has been sold to Harry Breneman for \$12,000. Some McMinnville property was involved in the transaction.

**Cove Ranch Is Sold.**  
Julius Fisher last week took title to the 229-acre ranch of Harvey Dahlstrom in the Cove district of the Grand Ronde Valley adjoining the headquarters of Mr. Fisher. Last week's purchase gives Mr. Fisher 400 acres of choice land.

**Forest Grove Fruit Ranch in Deal.**  
Through the agency of the Good Investment Company, T. O. Goff, of Forest Grove, has sold his 13-acre fruit farm on David's Hill, near Forest Grove, to C. E. Straus, who lived at Beaverton before moving from Idaho and California. He will now make his permanent home at Forest Grove as well as Mr. Goff, who moved to Oregon recently from Montana.

**Rone Farm Transferred.**  
A. O. Vogel, a recent arrival from New Mexico, has purchased from D. B. Hunt the 160-acre Rone farm located 12 miles east of Beaverton. He has already assumed possession and will engage in general farming. Bogard & Shields, Roseburg real estate men, brought the two parties together. The place is highly improved.

**Hotel Sold by Sheriff.**  
Claf Severson, former owner of the old Lakewood Hotel at Lakeview, about three miles from Langlois, in the Marshall county, has sold the place to his former holding as a Sheriff's execution. The building is three stories and cost about \$13,000, when built during the Lakewood boom of 1907 and 1908. Mr. Severson is opening the place as a summer resort.

**Mount Angel Man Buys in Lane.**  
Anthony Boukowsky, of Mount Angel, has purchased from Harvey Hamilton the latter's 68-acre farm near Holey at a reported consideration of \$4000.

**Border Farm Changes Hands.**  
R. J. Cole has just sold to W. J. Bray and son, George Bray, of Bray, 1800 acres of the northern part of Skikyou County and extending over into Jackson County, Oregon, at a price of \$35,000. It includes the famous old Cole ranch near Coleston.

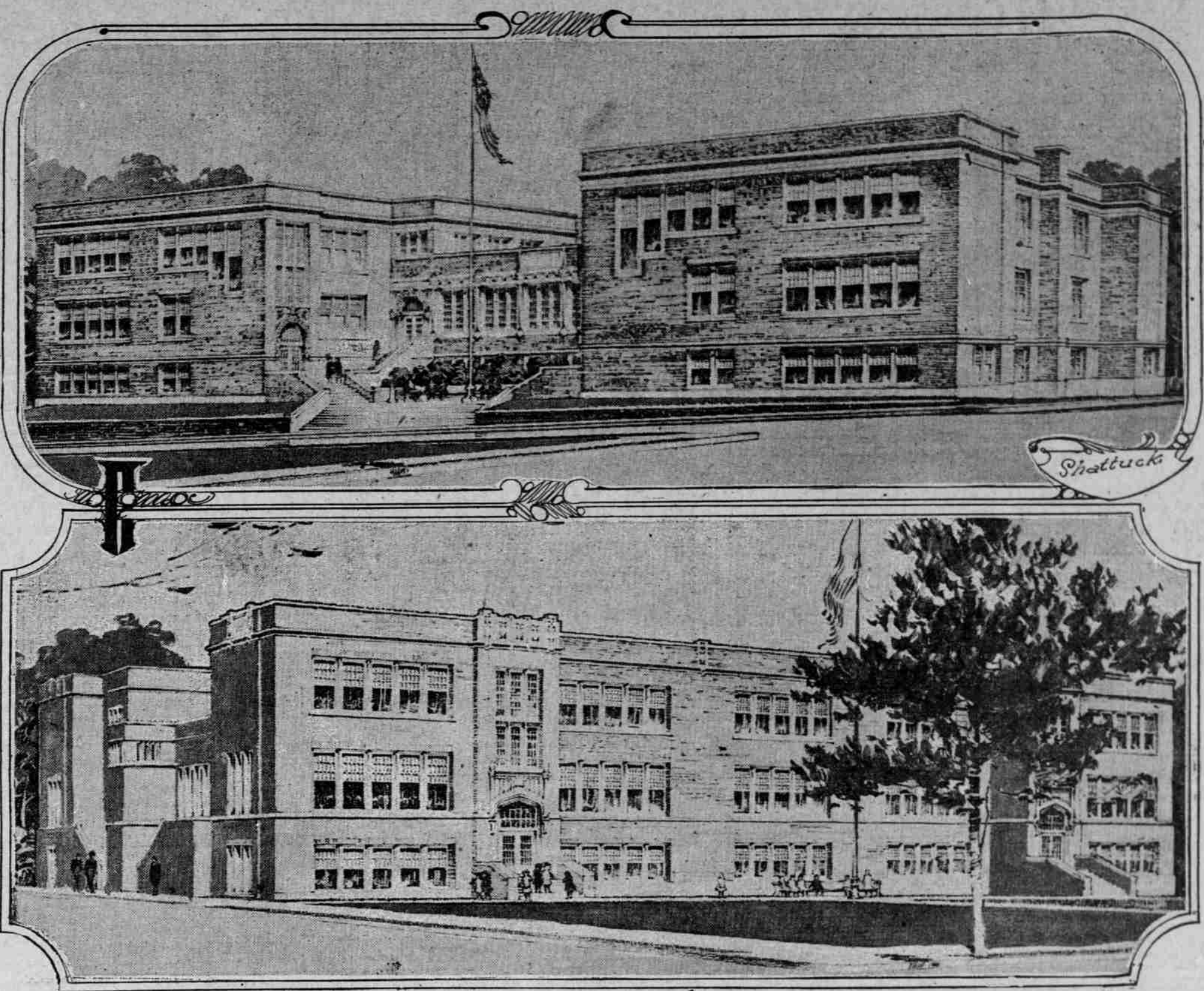
At a valuation of \$25 per acre V. E. Way has traded the Shelby Lee place in the Heppner district of Morrow County to Carl Her, of Timber, Ore., for land owned by Mr. Her in Washington County. Stock and implements were not included in the transfer. George W. Flint, of Lexington, negotiated the deal.

**Mormons Look Toward Harney County.**  
J. L. D. Morrison, sales manager of the Oregon & Western Colonization Company, of Portland, and H. R. Sloan, of Portland, a prominent representative of the Mormon people, recently led a delegation of Mormons to look up land in Harney County for the establishment of a colony there. Those included in the party going to Burns were: George A. Fuller, a bishop of the Mormon Church, his brother, John Fuller, and J. W. Wilson, of Eden, Utah; J. Z. Stewart, of Logan, Utah; and E. S. Reid, of Preston, Idaho. It is said that they represent many others who also look with favor upon the splendid agricultural possibilities of the undeveloped Harney country.

It has been discovered that the lava and ash which covered the sites of Heron, Janesum and Pampell contain a large percentage of valuable deposits, which are to be exploited commercially by the United States government.

TENTATIVE PLANS DRAWN FOR NEW COUCH AND SHATTUCK SCHOOLS TO BE ERECTED ON SITES RECENTLY PURCHASED

Buildings Will Cost \$160,000 Each and Will Contain All Latest Improvements—Stereopticon Slides Are Prepared, Showing How Structures Will Look, and Patrons Are Given Opportunity to Make Suggestions if They Have Any Objections to Proposed Arrangements.



Shattuck and Couch schools to be erected on sites recently purchased.

TENTATIVE plans were completed last week by F. A. Naramore, superintendent of Properties and architect of the Portland school district, for the new Couch and Shattuck school buildings to be erected, beginning this summer, on the two building sites recently purchased.

The Couch building will be located on 12 lots on the eastern portion of the large block bounded by Twentieth, Gilman, Twenty-first and Hoyt streets, purchased from Archbishop Christie for \$12,000.

The new Shattuck building will face the park blocks on the block bounded by Broadway, Park, College and Hall streets, purchased recently from various owners for \$126,000.

**Buildings to Cost \$160,000.**  
Each of the new buildings will cost approximately \$160,000. While these expenditures are far below those for the larger Lincoln High School and Jefferson High School buildings, the specifications have been outlined by Mr. Naramore according to most approved methods and the buildings will

not be inferior in any respect. The Lincoln High School cost \$224,083.01, plus 5 per cent for architect's fees, and the Jefferson High School cost \$288,310.45. No figures are available on the Washington High School, but it did not cost nearly as much as the other two buildings.

There will be no architect's fees to account for this year, as all such services will be performed in the office of Mr. Naramore. Figures on the last four buildings erected show that the work of his office cost the district only 2.8 per cent. To this, perhaps, 1 per cent should be added for office charges and superintendence.

**Slides Show Plans.**  
In order to give the school patrons in the respective districts opportunity to incorporate their own ideas and wishes into the building plans, two sets of stereopticon slides have been prepared, showing in detail the present stage of the plans for each of the buildings. These plans were exhibited to the people of the Couch school district at a public meeting held in the Lincoln High School last night. The slides illustrating what the Shattuck School is to look like will be thrown

on the screen tomorrow night to the patrons of that school.

If any serious objections are entered against the present proposed programme, it is probable that some alterations will be made to suit their wishes. However, a large number of the school patrons have already expressed their satisfaction with the plans laid by Mr. Naramore.

**Work May Begin in August.**  
After the plans have been indorsed by the school patrons and the School Board, bids will be advertised for and the contract let immediately. It is hardly hoped that the actual construction can begin before some time in August. Therefore, it is probable that the school will not be ready for occupancy at the opening of the second term of the coming school year, February.

Each of the new buildings will run two stories over a ground story or basement and contain 24 classrooms, including domestic science rooms, sewing-rooms and two open-air classrooms. The general type of construction will be reinforced concrete frame with brick exterior walls. The material going into the exterior will be red

face brick with terra cotta or artificial stone trimmings.

In addition to the classroom allotments, the principal's office and ante-room, the teachers' restroom and an assembly hall with a large stage and a seating capacity of about 600 will be provided on each of the first floors.

The open-air play roof, furnishing adequate playground facilities for the children in safe quarters, will be located directly over each of the auditoriums. An emergency classroom room will also be provided. No classroom will be located over either of the auditoriums, the latter being on a level with the second floors.

On the ground floor will be situated the swimming tanks, the manual training rooms, the playrooms, or gymnasiums, the boiler-room and the boys' and girls' toilets.

Features of the equipment will be electric lights, inter-communicating telephones, an automatic clock system and a vacuum cleaning system. The heating and ventilating will be effected by low pressure steam boilers with fan, thermostatic control, air washer and humidity control, liberally designed in all parts. The blackboards will be of slate or glass and the plumbing fix-

tures throughout will be of the most sanitary vitreous ware.

In order to keep the classrooms as far from the abutting car tracks as possible, the new Couch School will face the east. This will necessitate a different arrangement of the rooms on each of the floors, but the number and character will be the same in each of the buildings.

**Shattuck to Face Park Blocks.**  
The Shattuck building will face the park blocks with a central courtyard in front of the auditorium, and with several entrances.

The Couch building will be located about 120 feet back from the frontage on Twentieth street and five feet from the Gilman-street line. This provision is made to preserve the valuable shrubs and trees now located on the front yard of the Portland Convalescent Home site, where this school building is to go. Each building will cover an approximate ground dimension of 120x120 feet.

The Shattuck School will be moved as nearly to the Park-street line as is feasible in order to keep the building away from Broadway, where it is possible car tracks will be located at some later date.

the workmen know the whole load goes into a single stack.

Big timbers are carried the entire length of the mill and out into the open dock, to a timber size, capable of smoothing a timber 16x10 inches. Timbers here are handled by machinery, and made subject to the sawing of the work. The big sticks are loaded directly onto the cars from this dock.

Automatic devices cut the number of men required at the dry kiln from six to one. Nearly all the motors are placed in the basement of the mill, with transmission chains coming through the floor close against the frame of the machines. Starting boxes are located near the machine they serve, so that the machinery may be stopped with the greatest speed, should there be need.

Automatic sprinkler devices are scattered throughout the mill and a 1000-gallon-a-minute pump has been installed. All the wiring, both for the power wires and the light service, are in iron pipe conduits, and as far as possible, these conduits are buried in the ground, below the mill, running from the main switchboard to a point underneath the outlet where the power is to be used. The mills throughout have been coated with fire-retarding salt and lime solution and the dry kiln is constructed entirely of hollow tile.

\$50,000 DEAL MADE

Two Lots at Morrison and Chapman Streets Traded.

Big Auction Sale Billed

Scattering Sales of City and Suburban Property Show Transactions Reaching Into Large Figures.

Most significant among the property transactions of the past week was a transfer closed Thursday whereby the H. W. Corbett Estate assumes possession of the two lots on the northeast corner of Morrison and Chapman streets. This property formerly was owned by Mrs. Evelyn Richet and is valued at \$50,000 or more.

In consideration of the transfer, the Corbett Estate assumed a \$25,000 mortgage on the Morrison-street property and deeded to Mrs. Richet a 30-foot frontage at 22nd Yamhill street between First and Second streets, now improved with a frame building. This parcel was placed in the trade at a valuation of \$25,000. The deal was made through the agency of A. A. Hall.

The corner acquired by the Corbett Estate is improved with a two-story building. Robert H. Strong, manager of the estate, said yesterday that no additional improvement would be made on the corner at present. The fill recently made on Morrison street from Chapman west to Twenty-first street will be improved with hard-surface during the coming summer, and it is understood that a carline will soon be built on that stretch under a franchise already granted.

Aside from the property obtained by the Corbett Estate in this transaction

it owns the property west of Tenth street.

**Proposed Auction Arouses Interest.**  
The auction sale announced by the Fred A. Jacobs Company this week, to be held in conjunction with A. J. Rich & Co., of San Francisco and New York, within the next 60 days, has aroused considerable interest. A large number of property owners have expressed themselves as ready to dispose of their holdings, and several down-town Portland pieces have been listed.

**Third Street Sale Made.**  
For a consideration of \$2000, Patrick Murray has sold to Samuel Singer a portion of the quarter block situated at the northeast corner of Third and Baker streets.

**Suburban Property Sells High.**  
Property located about seven miles east of Portland near the Powell Valley road and adjoining the Ryan place has been purchased from William Hughes, administrator, by M. H. O'Connor. The deed, filed last week, cites \$24,000 as the selling price. A fraction over 100 acres are included in the transfer.

**Nob Hill Home Brings \$30,000.**  
Through a Sheriff's deed, Mrs. Esther M. Cook has assumed possession of four improved residence lots, 10x20 feet in area, extending from Marshall to Lovejoy streets between Ninth and Twentieth streets. The deed stipulates \$30,815 as the consideration. There is a large residence on the property.

**East Alder Street Corner Sells.**  
A house and lot located on the southwest corner of East Eighth and East Alder streets was transferred by J. W. Spiller last week to A. B. Gangloff. The consideration was \$3200.

**Glenwood Park Property Moves.**  
Martin T. Duffy took title last week through J. A. Bishop, executor, to one block and three additional lots in Holmes' Addition to Glenwood Park. The consideration named in the deed was \$2225.

**East Burnside Street Sale Recorded.**  
For \$2700 G. L. King has sold to the Brighton Development Company a vacant lot on East Burnside street near Floral avenue.

**Laurelhurst Site Sold.**  
The Laurelhurst Company has sold to Rose Leland three lots described as block 55, Laurelhurst Addition, for a consideration of \$4125.

**Sale of Bartch Parcel Made.**  
E. P. Hopwood has taken title to a

lot located on the southwest corner of East Thirty-ninth and East Yamhill streets. The property was deeded by Frederick W. Drake for a consideration of \$2250.

**Southport Factory Site Sold.**  
Two lots in block 1, of Southport Addition have been sold by L. G. Wiedewitsch to the North Star Iron Works for \$4000. It is understood that the property was purchased as a factory location.

**McMillen's Addition Transfer Made.**  
A lot located on the southwest corner of Cherry and Goldsmith streets, in McMillen's Addition, was transferred last week to John G. Tracy, through a Sheriff's deed, for a consideration of \$11,184.

**Portland Homestead Sale Reported.**  
For \$4000, E. I. Karr has sold to George H. Ribbecke and others 70 by 150 feet located near the intersection of Corbett street with Bancroft avenue, in Portland Homestead.

**Glenwood Park Sale Made.**  
Four lots in block 2, of Holmes' Subdivision to Glenwood Park, have been transferred by Martin T. Duffy to William R. Lacey for \$3200.

**HOSPITAL CONTRACT IS LET**  
LA GRANDE, Or., June 20.—(Special.)—The contract to construct the annex to the Grand Ronde Hospital has been awarded to G. H. Rush, of La Grande, and the work will be started as soon as the excavation, which was begun this morning, is completed. The building is to be completed by September 1.

The new part will be modern and fireproof, and is to be equipped with an electric elevator. The additional room will be utilized as office rooms, private rooms, additional ward room and special rooms. The cost will be approximately \$10,000.

**Every St. Paul House Occupied.**  
ST. PAUL, Or., June 20.—(Special.)—St. Paul is able to boast the distinction of not having an empty house in the town. A number of new dwellings have been erected this season and others are in course of construction, but the supply is still less than the demand.

The English postoffice is said to make \$50,000 a year on unredemmed money orders.

LOG HAUL IS UNIQUE

Device at Booth-Kelly Mill at Springfield Marvel.

HUMAN HANDS DO LITTLE

From Waterpond to Storage Beds or Cars, Logs to Finished Lumber Are Carried by Near-Thinking Systems.

SPRINGFIELD, Or., June 20.—(Special.)—The first operation on a log, as it is picked out in the pond at the Booth-Kelly Lumber Company's new mill, now nearing completion here, is unique.

Instead of the old-fashioned log haul-up, the new mill has a device by which the log is lifted vertically from the water until the winding chains have rolled it onto the log deck. The main saw is a steel band 16 inches wide and 89 feet long, and will cut a board nearly six feet wide.

From the main saw the boards are carried the length of the mill and transferred, by chains, across to the trimmers, which are operated by compressed air. Pressing of a little lever raises and lowers the proper saws to give the board the right length, and then the stick is carried back to the initial end of the mill to be resawed to the finished sizes.

Once finished, the boards are delivered to the three sorting tables, extending nearly 300 feet beyond the mill. As the boards are carried along on rope cables, workmen select the different sizes, drawing them off into piles, until there is a supply for the monorail car to take away, either to the storage yards or to the dry kiln. The one sorting is enough, and when a load of lumber is delivered in the yard,

OFFICE FURNITURE MADE IN PORTLAND

R. H. Brown Cites Home Industry That Is Not Properly Supported at Home.

VALUES GOOD AS EAST'S

Chairman of Portland Realty Board Publicity Committee Calls Attention to Need of Patronizing Coast Manufacturers.

BY R. H. BROWN, Chairman Publicity Committee, Portland Realty Board.

I wonder how many of us, upon entering stores to make a purchase, ask ourselves, "Was it made on the Pacific Coast?" The Pacific Coast is my home, and I try not to be narrow enough to base my loyalty to the confines of Oregon, for the products of the entire Coast are identical and "home industry" means industries on our West Coast.

Through the efforts of the Oregon Development League and similar organizations on the Coast we are bringing thousands of farmers and fillers of the soil to this country every year, and this agricultural development will eventually develop the cities, but why wait for agriculture alone. It alone will not do it.

**Industries and Patrons Needed.**  
The manufacturing industry, the capital to build it and the payroll to operate it, is what the cities of the Pacific Coast most need. Our cities are growing and these people make the employment. Thousands of settlers come to the Coast each year who would starve on the farm. It is up to us to develop our manufacturing.

How can I do my part, may be asked. Easily. By patronizing those industries already here. If any readers have not visited the display of "home-made products" in the corner room of the ground floor of the Commercial Club, he should make it his duty to go down today.

**Greatest Supply Is Wood.**  
Our biggest field of possibilities is in the development of lines of manufacture using wood as its raw material. It is a well-known fact that when the lumber business slackens in the Northwest, our whole business slackens. So let's all of us join forces and boost for anything that will help the lumber business.

I'll wager that not one-half of one per cent of Portland's population knows that oak, mahogany and other cabinet woods are manufactured from the log right here in Portland. I'll also venture to say that not one-tenth of that small number knows that high-class office desks and tables are made right here in South Portland from this same oak and mahogany by a local company, organized a year and a half ago by two Portland men and now being operated successfully, the only one west of the Mississippi River.

Upon being interviewed recently on this subject, the proprietors of this company gave me to understand they could get better support. I have bought two of their desks through a local stationery house, and they are giving entire satisfaction. Of all the high-class stationery houses in our city I support the one that only two of them support our local desk factory and handle their line; the others are not so loyal.

One big stationery house even goes out of its line to buy local people all the harm they can, and those same proprietors of that stationery house, I am told, are native Oregonians, or at least have been here a long time. Is that the proper spirit?

**Phone Company's Spirit Bright.**  
In dwelling further on this subject, I like to give credit to those to whom credit belongs. Upon completion recently of its fine new building, one of the finest on the Coast, the Pacific Telephone & Telegraph Company found it was going to require 30 new desks, and accordingly circulated the inquiry among all the Portland desk makers, including the one manufacturer.

Upon receiving quotations and examining various lines, several of the officials of the telephone company took the trouble and time away from their business to go out to South Portland and inspect the plant and line of our Coast manufacturer. Upon investigation found their desks of an equal quality with Eastern desks of a similar grade, on an even basis of price, the order for our own manufacturer, thereby keeping that money at home. Now, wasn't that the proper spirit?

Let's all of us practice it.

**Eugene Permits \$20,000 for Month.**  
During the month of May building permits amounting to \$20,000 were issued by the building inspector in Eugene, calling mostly for moderate-priced residence construction.

A large number of residences are also under course of construction at Sutherlin, a thriving town in Douglas County.

Ernest Kroner, a Portland architect, has awarded the contract for the construction of the Woodburn library building to McMillan & Co., a Woodburn contractor, for \$4321.

Directory of Prominent Life Insurance Agencies.

- Members of Life Underwriters Association of Oregon
- Wm. Goldman, Manager, MANHATTAN LIFE, Oregonian Bldg.
- H. G. Collins, Manager, MERCHANTS MUTUAL LIFE, Chamber of Commerce Bldg.
- H. H. Ward, Manager, THIS IS TRUST CO. Bldg.
- E. L. Hartman, Manager, THE PORTLAND LIFE AND FIRE INSURANCE CO., Bank Bldg.
- Horace McMillan, Manager, NEW ENGLAND MUTUAL LIFE, Northwest Bank Bldg.
- Alma D. Keis, Manager, MUTUAL LIFE INSURANCE CO. OF N. Y., Corbett Bldg.
- Harry Hickey, General Agent, COLUMBIA LIFE & TRUST CO., 222 1/2 Union Bldg.
- C. R. Biles, General Agent, COLUMBIA LIFE & TRUST CO., 222 1/2 Union Bldg.
- R. F. Lockwood, Vice-Pres. and Gen. Mgr., COLUMBIA LIFE & TRUST CO., 222 1/2 Union Bldg.
- Petite-Grossmeyer Co., General Agents, THE TRAVELERS INS. CO., 222 1/2 Union Bldg.
- T. H. McCall, Manager, UNION MUTUAL LIFE INS. CO., 222 1/2 Union Bldg.
- John Faxon, Manager, PRUDENTIAL INS. CO. OF AMERICA, Broadway Bldg.
- E. W. Ambush, Manager, NORTHWESTERN MUTUAL LIFE INS. CO., Northwest Bank Bldg.
- AMERICAN CENTRAL LIFE INS. CO., 202 Deam Bldg.
- McKays, Bldg. 1000, Manager, ARCTIC LIFE INSURANCE CO., 1000 Bldg.