

12

City Property Worth \$75.000 and 493-Acre Farm Are Exchanged in Deal.

62 LOTS TO BE IMPROVED

Number of Homes and Vacant Tracis Sold or Transferred in Course of Week, Realty Being

Rather Active at Times.

The overshadowing realty deal con-cluded in Portland last week involved the transfer of \$75,000 worth of Port-land property in exchange for \$96,000 worth of ranch property in Polk Coun-ty, cash and convertible bank stock being tendered to balance the consid-

By the terms of the big trade Mrs. By the terms of the big trade Mrs. Highly J. Nickum, of Portland, receives title to the four La Sal ranches of 493 acres, 12 miles from Dallas and six miles from Sheridan. These ranches were owned formerly by E. V. D. Paul, organizer of the Oregon State Hop-growers' Association, who was the other party to the trade. Both were represented in the negotiations by E. S. Jackson, a Portland real estate man. The Portland property deeded to Mr. The Portland property deeded to Mr. Paul includes the 15-room Nickum res-idence, double garage and 110 by 173 feet on the southwest corner of East Ninth and Boulevard, in Sellwood, valued at \$28,000; a modern seven-room residence and 74 by 100 feet of ground residence and 74 by 100 feet of ground at 548 Rex avenue; a plot of ground 100 feet square on the northeast cor-ner of East Filteenth and Umatilla streets, with two modern bungalows and cottage; two houses and 100 by 100 feet at 653 and 659 Umatilla ave-nue; 50 by 100 feet on the southeast corner of East 17th and Tacoma avenue, with a two-story building used for building purposes; a six-room residence and 50 by 100 feet on the northwest corner of East Sixteenth street and Tacoma avenue; an eight-room resi-dence and 55 by 100 feet at the north-east corner of Third and Hamilton ave-South Portland, and six house and a barn on 19,21 acres on Tacoma avenue, along the Southern Pacific Railway track at Willsburg, adjoining istmoreland. In addition Mr. Paul re-ives possession of an acre of ground the ocean front at Seaview with an eight-room residence

eight-room residence. The Polk County places are for the most part given over to grain, but they include two large hopyards and are equipped with imported stock. In all, the four ranches, which adjoin each other, have 31 buildings. All im-from Franklin Worcester for \$1500. provements and equipment, includings. All fm-clectric light plant, go with the trans-fer. Mr. Paul will remain on the prop-erty until October 1 and has reserved

Business Property Traded for Lots. The Lawyers' Title & Trust Company The Lawyers Title & Trust Company last week traded 62 lots in Altamead Addition to the Oregon Home Builders for 50 by 95 feet of vacant land at the morthwest corner of Second and Main streets. Each of the properties was placed in the trade at a valuation of \$45,000. At present the Altamead land is unimproved, but the purchasers announce that they expect to improve gradually with residences.

One Firm Closes Two Deals. Through the agency of Wakefield, Fries & Co., E. R. J. Denimer last week John Groves modern five-



THE SUNDAY OREGONIAN, PORTLAND, JULY 18, 1915.

New Hone of the Blake-McFall Company in Portland. With contracts calling for the delivery of the building August 1, the new five-story warehouse being to overs 100 feet by 200 feet, on East Ankeny street, between East Second and Third streets, and will be one of the most modern and well equipped heavy warehouse buildings in the city. The building has been constructed under the plans and supervision of MacNaughton & Raymond. It will contain two Otts freight elevators and two Hazlett gravity spiral freight chutes. It is equipped with sprinkier system and all stairs and elevators are enclosed in brick shafts, every precaution having been taken to reduce insurance charges to the minimum. On the first floor is a fireprotion match storage-room, the boller equipment, box rooms, cutting-room and the large receiving and shipstreet, will contain the offices, salesmen's quarters, rest rooms and space for sample display, and the balance of the building is given up to general paper storage. All tollets have tile floors, test rooms and hunch rooms are provided for the help, and no detail has is costing \$90,000, and is leased by the Blake-McFall Company for ten years, with an option on a second term of ten years.

11, 12 and 13 in block 1, Corona Park, from T. E. Long for \$2400, with a home.

T. G. Anderson transferred lot 16 in block 5, Menefee Addition, with a home

Piedmont Lot Brings \$2300. In Pledmont Park George L. Cason transferred lot 13 in block 3 to Harry the coming hop crop. The Nickums will move to the ranches next Fall, and Mrs. Nickum's son, Ralph Nickum, will manage them. Business Property Traded for Lots. in Tremont Place were purchased by Walter Barber from Richard Edwards Projects for June, 1915, Total \$54,for \$500.

Astoria Architect Busy.

E. N. Larry, an Astoria architect, has of let the contract to Plamberg & Mattson for raising a two-story frame busi-ness building to the new-established street grade. This is the first building

Astoria since the completion of the rec-iamation work of District No. 1. The new street grade will be approximately four feet above the present grade and ditions.

Building Statistics Prove Operations Are Curtailed. DECREASE IS SMALL

Newark New Haven, New Orleans N. Y. City. Manhattan 740,303, Throughout the Country, or 9 Per Cent Less Than June, 1914.

Brooklyn Qurens Richmond to be raised in the business district of Astoria since the completion of the rec-lamation work of District No. 1. The fait Lake City

The bulk figures were \$54,-

June, 1915, but the column of gain St. Paul

ALL EQUAL TO ACTUARY LARGEST OF WEEK Moral-He Is a Wise Man Who Consults Insurance Man Before Widow Is Hospital Building Will Be Erected by Immanuel Lutheran Association. OTHER PROJECTS BEGUN

Builders Concerned Over Defeat of Amendment for Erection of Mill-Constructed Buildings in Cen-

\$16,000 PERMIT IS

tral Business Zone.

Aside from their natural concern in he rejection by the City Council of the roposed ordinance permitting the erecion of two-story mill-constructed ulldings within the inner district, the interest of contractors and sullders centered last week for the

builders centered last week for the most part around school and small res-idence construction work. The only large building permit issued locally authorized the construction of the \$15,000, two and a half-story hos-pital building on Stanton, between Commercial and Gantenbein streets, for the Branuel Authorized Local the Emanuel Lutheran Hospital Asso-ciation. J. A. Backstrand has the con-tract for this work, which was planned

Architect Tourtehotte & Hummel. After considering the matter for two nonths, the City Council last week, by a vote of three to one, defeated the amendment proposed to the building code by architects building men and property-owners. The code at present designates that all buildings erected stamps in a given period of time

designates that all buildings erected within a certain central zone must be of fireproof construction. If the new ordinance had been passed it would have been possible for property-owners in the inner district to put up one and two-story structures with heavy frame interior, brick or concrete walls and sprinkler systems. The owners of several large buildings

ontended that it would be unfair to permit mill-constructed buildings ere alongside their more expensive b ngs which were built under the rigid building code. The change, however, was recommended by the building code revision committee, by real estate men and by the building fraternity on the ground that it would encourage more

The only Councilman to vote for the proposed change was George L. Baker. It is new announced as probable that the progressives will work for an extension of the inner limits covered by the building restrictions.

Portland Firm Gets Beaverion Job.

The Portland architectural firm of Tourtellotte & Hummel was successful among a large number of bidders inst week for the commission by the School Board of Beaverton to design the pro-posed high school building for which posed high school outdate for shids, \$22,500 was voted recently in bonds. It is announced as prohable that the building will be of hollow tile construc-tion with a light-colored face brick ex-terior. There will be about eight class-terior. rooms, an auditorium, gymnasium, do-mestic science rooms, inboratories and so forth. The heating plant will prob-ably be of the steam variety.

so forth. The heating plant will prob-ably be of the steam variety. Senside School Board Picks Architect. The directors of the union high school district created recently at Sea-side last week selected Ernst Kroner, of Portland, to prepare plans and spe-cifications for the construction of the best stated in time for the re-opening of the school this Fall. The cost will be about \$1500. Seaside School Board Picks Architect,

BY LIFE INSURANCE HDITOR. TO INSULT a man speak of him as an "average man." Most men spend considerable time in con-vincing themselves, and in endeavoring to convince their fellow men that they are several degrees higher than the ordinary level of humanity. We price

LAW OF AVERAGE MAKES

Compelled to Consult Undertaker.

are several degrees higher than the ordinary level of humanity. We price aurselves on our individuality and our personality. We are free, and we are equal—sometimes and perhaps. Never-theless, democratic as we may be we are loath to admit a general equality with our fellow men. The idea of differentiation has its ap-peal and cast exists, deny it though we may. In a country of democratic institu-tiona there is one, perhaps the most democratic of all, which reduces all men to "average men." Abandon ye who enter therein culture, ability, at-tainments, family traditions, wealth and worldly possessions. All you med fire evidence of is a normal physical oundition.

Life Chances Decreasing. One thing to remember, and it is not likely that you will forget it, is that your chances of life are steadily de-creasing. At age 37, on the average, your expectancy is 30.4 years, and at age 50 it drops to 20.3 years. But this expectancy of life is really what might be termed a working fic-tion, for while the table forms an ac-curate basis for actuarial calculations. When you enter into a contract with

When you enter into a contract with a life insurance company you must of necessity consider yourself an "average man." If this were not so, none of these co-operative societies could exist. The law of average is the foundation of life insurance. Naturally, the law of average exists everywhere. For intion, for while the table forms an ac-curate basis for actuarial calculations, you and I lose our identity in estab-lishing averages. We become mere units of simple mathematics. The law of average is no respecter of persons. If, in a group of 200 people, 100 died at 60 years of age, and the other 100 died at 40 years of age, the average length of life would be 50 years. The fact that the average man at 35 years of age reasonably may expect to live of average exists everywhere. For in-stance, your chances of getting a royal flush in the first five cards in a game of draw poker is 649,700 to 1. If you toss a coln—say 30,000 times, the law of average becomes apparent because heads come up about 15,000 times. An average can even be ascertained on things and acts which seem to defy such calculations. People forget to put postage stamps on letters, but in post-offices handling millions of letters it is possible to predict with a surprising degree of accuracy the number of let-ters which will be received without stamps in a given period of time. age reasonably may expect to live about 21 years longer, simply means that a certain percentage of mon die young and a certain percentage of men

live old and this makes up the average. You may be one of those who die at an early age or you may be one of those who live long. The American experience table of mortality, or any other table that in future years may be devised, cannot tell which of a large If all this be true, and of these facts there can be no doubt, is it not a sim-ple matter to ascertain the average length of life? The problem is by no means difficult and furthermore it has been carefully worked out with 100,000 death records as a basis. The averages obtained in this way constitute the group may die at any given age, but it does tell how many of the group will

So, to the life insurance companies death records as a basis. The average manifes when you become a policy-bolder, you action for the second of the se

\$2000 in making an addition of two stories to their mill on Front street he-tween Marshall and Northrup streets. Is having a \$1200 dwelling built on stories to their mill on Front street be-tween Marshall and Northrup streets. The plans for the improvement were drawn by Architects Emil Schacht & East Twenty-fourth, between Cora ; ad Holgate streets.

Bertha Currier Erects Home.

Bartha Currier is having a one-atory residence built on Belmont stress, be-tween East Eightleth and East Eightly-William G. Holford, an officer of the ortland Chapter of the American Institute of Architects, has received word that beween 50 and 60 architects resid-ing east of Chicago will arrive in Portfirst streets, the cost to be 11801, S. Carrie is the contractor. Henry Lub-bing is remaining a two-story dwelling on Powell, East Twelfth and dist Thir-teenth streets, at a cost of 2315. and on October 4 on their way to San Francisco, where they will meet in con-vention. The Furthand architects are planning to give the visitors an elabor-ate reception. The visitors will come

F. H. Strong Orders (2000) Residence, from Scattle by train and go south by boat. Prederick Strong has started the erection of a residence on East Thirty-fourth, between Glenwood and Exhen-streets, the cost to be \$2000. John Hedstrom is the contractor. Otto Egherg is repairing a residence on East Eighteenth street, near Emerson, at a 0151 Of \$320.

New Home to Cost \$2000. Max Assuus is having a frame resi-dence built on Garfield avenue, near Emerson street, the cost to be \$2000. J. B. Dickover is the builder, S. Synnes is erecting a cottage on Cora avenue, between East Thiris-ninth and East Fortleth streets, the cost to be \$700. A. J. Benner is repoiring his residence on East Soveniscenth street. residence on East Seventin Selfwood, at a cost of \$400. William Dablke is the builder.

146,116 251,265 \$4,999 153,159 394,456 260 903 954 299 1,622,700 138,830 1,682,087

Low Bid Is \$14,617.

side last week selected Ernst Kroner, of Portiand, to prepare plans and spe-cifications for the construction of the proposed \$25,000 high school to be ecceted in that district. It is said that some 20 firms submitted sketches. Bends have already been voted to cover the new schoolhouse will have been

one-story bungalow at 1173 Stanton street, near Forty-second street, for \$2535, and Mr. Groves sold John Matulec a 42 by 90-foot lot at 903 Emerso street for \$900.

W. M. Seitz Buys Strip.

in block 9, Foxchase Addition, the consideration being \$1000

Irvington Property Sells for \$6500.

Isabelle Lamoreux has sold her home Irvington to Della E. Klosterman for

Gryff Perriott has purchased lots 3 nd 4, in block 3, Jackson Place, from 5. S. Hanson, the consideration named eing \$1213. Henry Maggetti transeing ferred lot 17, in Firdale, to Y. Kusaka price paid was \$1800. for \$500.

Lot in Boulevard Addition Sold.

Lot 14 in block 1, Boulevard Addi-tion, was purchased last week by W. M. Aschenbrenner from R. Thomas, the price being \$5000. A house was in-cluded. Mr. Aschenbrenner also purchased suburban tract from R. Thomas the consideration named be transferred lot 4 in block 15, East-moreland, to J. M. McCauley for \$1000.

W. Proctor Buys Sellwood Lot.

W. Proctor has purchased lot 5 in block 86, Sellwood, from Eugene Bengen for \$1500. John W. Lehman trans-ferred lot 9 in block 50, Sellwood, to Stephen Z. Watson, the price being \$1500. F. D. Thompson transferred lot Idn block 10, Jonesmore, to L. DeWitt for \$850. M. Florence Rogers purchased lot 4 in block 5, Brockton, from Arthur C. Oberlin for \$500. W. H. Brower purchased lot 7 in block 3, Brockton, from Lille M. Andrews for

\$7000 Sale in Irving's First Addition. F. M. Herdman transferred the west half of lot 4, cast half lot 5, block 8, John Irving's First Addition, to D. E. Keers and others for \$7000.

Joseph Trubler Buys Two Lots.

Joseph Trubler has purchased lots 11 and 12 in block 14, Brainard Addition, for \$1200. James Logan last week transferred lots 1 and 2 in Bunner Park and lot 6 in block "A," Creat View Villas, for \$1750.

Sonp Company Buys Tract.

The United States Cashier Company has transferred a tract 280 feet long on Argyle and Derby streets, Kenton, to the Purity Soap Manufacturing Company, the consideration being nom-inal. The 1905 Real Estate Company sold lots 1 and 2 in block "S" Past sold lots 1 and 2 in block "S," East St. Johns, to Fritz Kern for \$1000.

Minnie M. Stoat Buys Two Lots.

Minnie M. Sloat has purchased lots o and 11 in block 2. Central Albina, com W. M. Killingsworth for \$1250. The Wellesley Land Company trans-ferred lots 26, 27, 28 in block 13. Moni-clair, to W. A. Hauser for \$750. Charles Wygant purchased lot 20 in block amutt & Oatman's Little Homes,

B. M. Lombard Buys Lot.

there are many property owners con-templating raising their buildings to be ready for the raising of the business streets next Spring. The sand fill allows for a good foundation for all frame buildings up to three stories in balabt and the new trade line siles. The built fight set to fight of these are over

W. M. Seitz has purchased a strip between Mayor Cates and Manning's Addition from T. M. Hurlburt, Sheriff's deed, for \$7525. Harmon Wilcox took title to lot 6 and south half of lot 5. In block 9, Foxchase Addition the some new homes for prominent husl-ness men of Astoria.

Realty Man Buys Out Partner.

In Irvington to Della E. Klosterman for in Irvington to Della E. Klosterman for \$6500. This property is described as lot is man took title to lots 11 and 12, in block 8, East Portland Heights, from A. M. Dibble, a nominal consideration being named in the deed. M. O. Hutchins, member of the realty

pany. As if to celebrate the launch-ing of the new firm, Mr. Hutchins last week sold two acres adjoining Van-couver, Wash, for F. A. Swan to a man

ing 25 per cent, eight of these are over Syracuse 50 per cent, and three are over 100 per cent, the smallest gain being 2 per cent, the heaviest 217 per cent. To be the series of the series

per cent and in 11 instances only run-ning beyond 50 per cent. There seems to be no distinctively sectional gain or Wilkesbarz Worcester Total loss, the averages being quite evenly distributed as to both features. The increases run in spots, two of the heav-test of these being in the East, and two is the features of the set of the set.

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45,825 152,556 152,556 152,556 151,425

When the officers of the School Board last week opened the proposals submit-ted for the construction of the pre-scribed addition to the Albina Home-

16 Information for the anomal from the second school, it was found that the low bid, \$14,617, had been entered by Parker & Banfield. Because of the early approach of the school term. School Di-rector Plummer of the bulldings comoullt on East Twenty-eighth and Tilla mook streets by F. E. Bowman & Co. One, for L. W. Ikie, will cost \$3000. The other is for M. D. Howes and will cost \$6000. Work is well advanced on mittee, recommended that the job baawarded as soon as possible to the low both structures. Two-Story Concrete Building. est bldders.

School Plans Advance.

Plans for the construction of the \$10,000 school building to be erected at Gaston have been nearly completed by Architect Aaron H. Gould, of Portreinforced concrete building on East Water and East Yambill streets at a total cost of \$12,500. It replaces the frame factory which was recently de-

stroyed by fire. and, and the figures will soon be ready or contractors. The building will prob-Box Factory Nearing Completion. ably be of brick and concrete. The three-story concrete building for

Dock Commission Asks Figures.

the Stettler box factory is nearing com-pletion at the corner of Oregon and The administrative officers of the Dock Commission are receiving pro-Occident streets. It covers 200 by 10 feet, and has a full basement, prac-tically making the structure four stories. It is for F. C. Stettler. Th possed one-sitory construction of a pro-posed one-sitory concrete and corru-gated iron warehouse and a reinforced concrete viaduct. The warehouse will be 310 feet long and 176 feet wide, and will be built adjoining the slip at pub-lic dock No. 1. All floors will be of concrete. The bids will be opened July 27. inside is of heavy mill construction. The cost will be \$45,000. Whitehouse & Foulhoux are the architects and Litherland & Abrey are the contractors July 27.

Portlander Low Bidder on Jetty.

A new home costing \$2000 is under way for Earl E. Sloat on Haight ave-nue, between Skidmore and Going streets. A garage costing \$100 is be-ing built for John T. Shannan on East Among five bidders, the Miami Com-pany (A. C. U. Berry) submitted the lowest proposal \$176,570.90, for the con-struction of the proposed north and south jettles at the mouth of the Stus-Morrison street. Dwelling to Cost \$3000. Fishburn & Hubble are erecting a dwelling on East Ankeny street, be-tween East Fortieth and East Forty-first streets, the cost to be \$2000. Reed Bros. are the builders. Ella Brewster is crecting a garage at Umatilla ave-nue, between East Sixteenth and East Seventeenth streams to cost \$150 law River and for enlarging the wharf and tramway. The blds were opened last week in the Portland offices of the United States Engineers. The north letty will be 200 feet long and the outh jetty 200 feet.

\$600,000 Job Is Won.

The contract for the construction of the \$600,000 irrigation plant of the West Seventeenth streets, to cost \$150. Okanogan irrigation project at Okano gan County, Washington, has been awarded to the Portland contracting firm of Guthrie, McDougall & Company, The lands to be watered embrace 10,000 acres located on either side of the Okanogan River and extending for a distance of 24 miles.

Mausoleum Action Unnecessary.

Because of the discovery of an existing ordinance which prohibits the erection of a mausoleum within the limits of Portland, it was not necessary last week for the City Council to act upon the protest filed by residents against the proposed construction of a mauso at East Fourteenth and Duke

Contract for \$3300 Job Let.

The contract for the construction of one-story brick garage building to e erected on a 50 by 100-foot lot owned by W. C. Seachrist at Fourth and Lin-coln streets, was awarded last week to G. Zanello for \$3206, The plans were drawn by Architect Charles W. Ertz. Bungalow Will Cost \$1200.

For May L. Marcy, Contractor Sidney 3, Lathrop has commenced the crection of a one-story frame residence at 4930 Seventy-sixth street Southeast. The timated cost of the work is \$1200.

Two New Homes Started.

The building firm of Shipley & Gan-cenbein has commenced the erection of a two-story frame residence at 681 East Seventleth street North, in Invingtor which will cost about \$2600. For H. Hagelgans, Contractor John Fast has broken ground at 912 East Eighth street North, Lincoln Park, where a one-and-a-half-story residence, costing \$1800, will rise.

Addition to Cost \$2000.

Albers Brothers took out a building permit last week for the expenditure of 213 Second Street, Near Salmon Street.

finished and the structure completed. It is expected that the entire cost will be under the \$25,000 estimate.

Joseph Paquet is crecting a two-story

Home to Cost \$2000.

Dwelling to Cost \$3000.

Problem Not Difficult.

Eastern Architects Coming.

Schoolhouse to Be Enlarged.

Plans have been prepared by E. T.

Two Homes to Cost \$14,000.

W. C. Morrison is having a two-story coldence built on East Sixth street, be Two high-grade residences are being tween Alberta and Webster structs, the coat to be \$2090. George Easterbee will be the builder. L. L. Pratt is building a small \$225 structure on East Thirty-ninth struct, between East Sixty-second and East Sixty-third structs, D. G. Ray is building a garage on East Forty-fixth street, between East Sev-enteents and East Eighteenth.

\$2000 Home Begun

Directory of Prominent Life Insurance, Agencies Members of Life Underwriters Association of Oregon

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Alma D. Natz, Manager, MUTUAL LIFE INSUMANCE CO. OF N. T. Corbett Bidg.

G. M. Slocum, Mgr. RELIANCE LIFE INS. CO., Pitisburg, Pa. 208 Morgan bidg., Porthand, Or.

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Pettis-Grossmayer Co., General Agent., THE TRAVELEDIST INS. CO., 303-310 Wilcox Hidg.

John Pauer, Manager. PRUDENTIAL INS. CO. OF AMERICA. 602 Northwestern Bank Hidg. E W. Amesbury, Manager, NORTHWESTERN MUTUTL LIVE INS, CQ, Northwestern Bank Hidg,

Judd Lowrey, Manager, AMERICAN CENTRAL LIPE INS CO. 303 Delum Eldg.





ANOTHER FACTORY LOCATED in the far West. Chicago is in reces-sion less than \$2,900,900, Brooklyn a little over \$1,900,000. St. Louis n like Several Leases Negotiated by Stanley like S. Thompson Company. amount and Minneapolis less than The Stanley S. Thompson Company

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SKETCH PROPOSED NEW TRAINING SCHOOL. Contracts will be let July 31 for the erection of the \$50,000 Training School authorized by the 1915 Legislature on the State Normal School Campus at Moamouth. The plans as prepared by John V. Bennes, the Portland architect appointed by the State Board of Education, call for a two-story and basement building over a foundation of \$5 by 128 feet. The exterior is to be of red brick with stone trimming and the interior will be of heavy mill con-struction, a particular feature being reinforced concrete staircases. The roof will be the Heating will be effected through a fan system. The first floor of the building will be divided into the administration offices, an assembly-room and three main classrooms, each of the latter supplemented by three practice rooms. The second floor will contain four main classrooms and 12 practice rooms adjoining, as well as music and art rooms. The do-basement. B. M. Lombard Bays Lot.
B. M. Lombard purchased lot 1 in block 14, Olimsted Park, from T. M. Huriburt for \$1494. Lots 33 and 34 in block 50, Irvington Park, were pur-chased by Jacob Koch from A. J. Swanson, the consideration being \$650. Marcus E. Howard took title to lots 10,