Realty Offerings by Members of the Portland Realty Board

Income Property Down-Town Business Property Apartment Houses, Flat Build-

ings and Modern Homes

No. 1--Blark-street corner, close to business center; some mortgage which can be adjusted; for two or more properties.

No. 1-Third-street corner; price \$58,888; some income; will accept scattered properties up to \$50,000.

Four-flat building about 1% years cid, rented \$25 each flat: price \$12,000; encumbrance \$4150; wast improved acreage and will assume.

No. 6Client with two modern flat build-func. fine invalings, bringing good in-count; price for the two \$17,000; want clear huma to \$20,000, or will put in other properties for business property up to \$10,000.

WANTED-TWO-FLAT BEILDING. Two nearly new modern Laurelhurst man, both reased; total price \$11,000; cumbrance \$4210. Want two-flat (bling up to \$1500.

Nami - business property, Relment coart; good six-room house on prop-ry, reduct; price \$1300; morigage ith. Want good building site for

Client with five houses scattered to city: botal price E14.700; encumbrange \$1030; for one piece of property, will assume or will sunsider facult or close-

No. 15-Nam Hill four-flat building, fine lo-cation; price E11,500; encumbrance Estos; for good, clear home.

yopositions submitted on inflated patients will not be considered.

F. E. TAY LOR CO.

INSIDE PROPERTY DEALERS. GROUND PLOOR, HENRY BUILDING

HARTMAN &

Corner 4th and Stark

Managers of

The Beautiful Home District

Bungalows, Houses and Lots

Acres and Half Acres

Fine View Lots

IRRIGATED LAND COMPANY

Operating S. E. of Salem Tracts of Any Size

ALL ON EASY TERMS

Also make a specialty in

EASTERN OREGON LAND WHEAT RANCHES FARM EXCHANGES RENTING, ETC.

FOR EXCHANGE 10% NET INVESTMENT

\$40,000 APARTMENT-HOUSE, fourbuilding and ground \$45,000. This property pays better than 10 per cent on the purchase price under a guaranteed lease. Owner must have \$12,000 to \$12,000 cash. Will take some trade, see Mr. Fry.

\$200,000 Maye free and clear prop-take business or apartment-house property and will assume mortgage. See Mr. Fry.

\$30,000 Washington-street improved property. Full information from Mr. Fry.

sincy brick apartment-house on corner; select 178,566; want apartment site or silar West Side property to \$10,000.

No. to Cone of Portland's finest apartment thouses, barn, etc.; partly fenced; two wells; water piped to house, nice apring; school within 100 feet of farm; two minutes walk to station. A good cattle or hop ranes at \$150,000, mortgage on same can be adjusted for right proposition; will adjusted for right proposition; will adjust for right proposition; will adjust for right proposition; will adjust to \$100,000.

No. 2. The second results of the second r

HAVE CLEAR LOT to Hyde Park for Hequity in modern bungalow. Will assume to \$1310. See Wickham or Henderson.

HAVE MOVED TO SPOKANE; make me an offer for my eight-room bouse on Pitty-eighth street; worth \$4000. See Wickham or Henderson.

100x100 close in on West Side, short streat; one block to atreat; for slock to atreater; formerly held for \$10,000; will sell for \$1000, which is less than assessed value. This should be seld Monday.

A PINE HOME ON EAST SIDE, con A owner \$1500, mortgage \$2000, and a lot 180x180, Rose City Park, free of encum hrance. Want business or sami-business property in exchange and will assume if proposition has merit.

beut farms near Salem; 116 acres, all cultivation, except small timber lot; r improvements; stock, feed, imple-nts, everything goes at \$10,000. See

\$13,600 equipped Call-\$10,000 fornfa dairy ranch now \$10,000 lineumbrance \$1000. Will take \$1000 cash: \$4000 trade for equity. Cream check now \$80 per month. See Mr. Lindsey.

FRED A. JACOBS CO.

269 Washington Street

F. E. BOWMAN & CO. em. Club Bldg.) Bdy, 2026, A 1251 Irvington Homes.

539 East Twenty-fourth St. North. Exceptionally well-built home, seven rooms, hardwood floors, white enamel finish, tile floor in bath, fine plumbing fixtures, three fireplaces, billard room in finished basement, garage; all street assusaments paid. This place is offered for quick sale at an exceptional bargain.

Dutch Colonial. Mineteenth, Near Klickitat. East front, coment perches, side en-ance, large living room, tile bath, silt-in booknases and buffet, white amei finish, papered, hardwood floors roughout; three large bedrooms on cond floor, two bedrooms in attic-p not fall to see this fine home.

Income Property. We have some very desirable Irving-ton apartments paying 10 per cent not. Will consider some exchange.

Very large, fireproof hotel building, over \$50,000 worth of furniture, on Second avenue, Seattle, right in the heart of the city. Frice \$250,000, bringing good income. Owner will consider other property to \$225,000, balance long time, 6 per cent.

Elegant piece of income property, in Portland, bringing 5 per cent net to the owner. Price \$125,000. Want a fine equipped stock ranch, Eastern Oregon preferred.

Several acres right in City of Portland, fronting on river; has a fine future. Price \$80,-600. Consider good land, im-proved or unimproved. Might assume some on a good propo-

Six hundred and forty acres of fine irrigated land, water rights all paid, close to fine R. R. town in Washington. Not a cent against the prop-erty. Price \$200 per acre. Con-sider good city property.

Four-story brick hotel, fur-nished, in good city, clear of mortgage, Price \$50,900. Con-sider good farm to equal value. Stock farm in Southern Ore-con; \$50 acres, 250 under the ditch, good buildings. Price \$50,000. Consider property in or near Fortland.

Three-story, modern, gray pressed-brick hotel; well fur-nished, in fine city. Price \$31,-\$40. Consider other good prop-erty to \$21,000, balance easy. I want to interest some man who has a big outfit of stock and machinery and wants to take hold of a fine tract of unimproved wheat land on one-half-crop payments. We both can make money.

Have a large, well-improved ranch in valley, with stock and machinery. Price \$41,000; also some city property, value \$20,-000. Want to trade both for income property.

Wheat farm, 2186 acres, some other outside properties, about \$11,560. Want to trade both for income property. Improved Alberta ranch, close to good town and R. R. Price \$16,568. Trade for Oregon or Washington property and will give some man a dandy deal.

Six hundred and forty scree, unimproved, Central Washington, 15560; 160 acres Kickitat County, Washington, unimproved, 12560; consider good town or city property for both, improved or vacant.

L. K. MOORE

317 Beard of Trade.

READ THESE WANTED

Property Offered in Exchange for Other Properties. Clear acreage, in city limits, for resi-

Nine-room modern bungalow and garage, Rose City Park, rented for \$25 month, Price \$6000. Will exchange for

Irvington home, seven rooms, sleeping porch, corner lot, atrictly modern.
Price \$3000. Trade for acreage or
smaller property to \$5000, balance
mortgage.

One hundred and fifty acres, river
and rail transportation; nine-room
house, hot and cold water, good outbuildings; 15 cows, six helfers, other
stock; income \$1200. Price \$3000. Exchange for clear city property to \$5500.
or will take flats with small mortgage.

Exchange

Exchange

Sox100, on Johnson st., with two
houses clear exchange for residence

gage.
One hundred and thirty-two acres, Douglas County, 75 acres in cultivation, 55 acres bottom land suitable for alfalfa; first-class buildings, close to railway and town. Price \$12,500, clear, Will exchange or sell household goods and equipment in addition. Want good alfalfa land and a larger farm, Eastern Oregon or Idaho.
Nine business lots, with fine home on them, one-half block center of St. Johns. Price \$12,000. Want valley farm.

farm.

Three hundred and sixty acres south of Eugene, 100 in cultivation; good buildings; stock and equipment; a going place. Frice \$16,500. Wants small, well-improved place, close in, to \$11,000,

Well-improved place, close in, to \$11,000, balance & per cont.

Fine equipped dairy farm, mile from Valley town; 21 cows, 20 heifers, registered Jerseys; all machinery needed. Prices \$25,000. Take any clear property to \$12,000, balance \$500 a year.

1080-acre wheat farm near station; good buildings, plenty of water, full equipment farm machinery. Price \$22-506. Take any clear property to \$15.-506. Take and unlimited outrange; good buildings. A fine stock ranch with herd of Hereford cattle. Price \$50.000. Wants walley farm, good hotel or city property for \$25.000 equity.

Three-quarters block, close in, in Fortland; building covering all; leased for \$300 per month NET. Price \$55.000.

Take acreage near Portland to \$25.600. See Our Large balance mortgage.

Big hog and wheat ranch near North Bank read.

balance mortgage.

Big hog and wheat ranch near North
Bank road, Eastern Washington; over
250 acres in cultivation; good buildings;
650 hogs and pigs; other stock and
machinery. Price \$69,000. Trade for of business, apartment, residence and

Lueddemann Company GODDARD & WIEDRICK

913 Chamber of Commerce.

First-Class Farms and City Inside Business Property (with Income) Up to \$250,000.

Our client has cash and unincumbered JOHNNY ON THE inside realty, with some income.

For Sale

houses, clear, exchange for residence in Laurelhurst or Irvington up to

Factory Sites.

West Side, East Side, close in and

acreage; some remarkable bargains.

Want Vacant Lot.

as part payment on strictly modern high-grade residence on corner lot STANDING ALONE near East Harrison and 42d streets.

Client Will Pay Cash. for lot in Ladd's Addition on street

See Our Large List.

243 Stark Street.

The Portland Realty Board

and its citizens by festering public improvements. an equitable system of assessments and taxation, and the enforcement of laws for the protection, welfare and convenience of real estate owners and lease-bolders.

To establish and maintain the calling of the real estate broker in a position of dignity and responsibility in the community, by insisting on principles of honesty and fair dealing in their business of buying and selling, renting, caring for and loaning money on real estate.

To protect the public against misrepresentation in real estate transactions and to improve the conditions of the real estate business by united activity directed to the common good.

The membership of the Board is divided into three asses—active, affiliate and associate.

The list of active members takes in two hundred and forty of Portland's most progressive dealers in real estate. The affiliate members comprise over one hundred of the best-known bankers and large property owners in the city, and the associate membership is made up of seventy-five reliable dealers living in cities of Oregon, outside of Portland, representing every section of the state.

The officers of the Board for this year, ending March 31st, 1916, are as follows: President, F. E. Taylor First Vice-President, Frank McCrillia Second Vice-President, W. M. Umbdenstock Third Vice-President, O. S. Hubbell Secretary, Paul A. Cowgill

Treasurer, Samuel R. Norton

The affairs of the Board are managed by an executive committee of seven members, appointed by the president, who serve one year. The members of the committee for the current year are:

F. E. Taylor W. R. Kaser

George D. Schalk F. N. Clark

The Board holds weekly meetings each Friday at 12:15, on the fifth floor of the Commercial Club Building, at which time the business of the Board is transacted. Besides the regular routine of business, almost every week some member of prominence and standing is invited to address the Board upon timely subjects; these meetings are open to outsiders and have proven most interesting and entertaining. Some of the speakers who have addressed the Board this year are as follows:

John B. Yeon John B. Coffey Harry Lane WIII H. Daly Shirley Buck Henry Reed Emery Olmstead

Rufus Holman George L. Baker C. W. Fulton George E. Chamberlain E. P. Hobson George E. Hardy Guy W. Talbot Thomas E. Burke

The committee in charge of this weekly entertainment is as follows:

George P. Henry, chairman H. P. Palmer L. W. Cronan

E. J. Daly C. Ochler

East Burnside

interest, buys a 5-room house; quar-\$550, \$50 cash, \$10 a month, 6% in-

104 Second Street

MAIN 9313.

who had no intention of purchasing homes until they investigated our new moderate priced
homes, which we are selling on
rent-like terms. Their good business judgment wouldn't allow
them to BORROW these lovely
homes when they could be
BOUGHT on such reasonable
terms.

If it was the logical thing for these men to buy now, isn't it the right thing for you to do?



Win this delightful, pure Italian bungalow located on a high sightly double corner at East Forty-first and Pine streets, one block east of LAURELHURST

PARK.

Seven large rooms, three bedrooms, living-room 16x25 feet,
finished in old ivery and white
enamel with mahogany trim. Tile
fireplace and bath, Hardwood
floors throughout. Beautifully
decorated. Tapestry paper, artistic indirect lighting system.
Hot water heat. Garage in basement. Screens on every door and
window. Lawn and \$100 worth
of shrubbery in.

Nothing like it this side of Nothing like it this side of Pasadena. You can buy this from us at actual cost price. Might take in good lot at present cash



This charming bungalow has "INDIVIDUALITY." It was built by a man who gave much thought to every detail of its construction and who evidenced excellent taste in interior decorations. It is located on East Ash street, one block east of LAU-RELHURST PARK on a sightly 50x116 foot lot. Has six harge reception hall. Dandy sleeping porch facing north on second floor. Laundry-room with tement floors on grade with lawn. Fine basement, attic. Eastern oak floors throughout. The bath. Inside finished in old ivery, manegany deers and trim. Indirect lighting system. Walls beautifully decorated. Many attractive builtin features. Large cement front porch with flower boxes. For sale on easy terms. Come see! That's all!

Main office, 270% Stark street. Main J513, A 1515. Tract office in LAURELHURST at East Thir-ty-ninth and Glisan streets. Ta-bor 3433. Auto service. Repre-sentatives on ground all day to-day. Let's get together today. PAUL C. MURPHY, Sales Agent.

The Oregon

OLIVER K. JEFFERY, President.

13th Floor Northwestern Bank Bldg.,

offers a service touching every im-

portant branch of real estate. The

following departments, under compeent personal management, are combined under one organization to aid

ABSTRACT OF TITLE.

A SURE SHOT

FOR

SPOT

Pour-year lease at \$300 a year on 160-acre ranch near Oswego Lake, nine miles from Portland; five cows, seven helfers, 17 calves, 100 sacks spuds, 14 tons hay plow, harrow, cultivator, wagons, buggy, harnesses, furniture—over \$1500 worth of property—all goes for \$1500. No chance to lose, a money-maker from the start.

THE BIG MONEY-MAKER

OF THE COLUMBIA RIVER. 12 MILES FROM PORTLAND.

428 ACRES.

All Level, Cleared, Rich, Cultivated Soil.

100 dairy cows, 60 hogs, 7 horses, 1500 bushels grain, 150 tons enslage; excellent eight-room house, large barns, silos; machinery of all kinds. \$60,000.

THE PREDOMINANT BARGAIN.

96-ACRE FARM NEAR M'MINNVILLE, 847 PER ACRE. Splendid house, barn, outbuildings; plenty of water and stock feed. Stock, tools and implements are included.

> 63 ACRES ON TAQUINA RIVER,

> > \$2500.

Dandy house, barn, orchard, plenty of trout, duck shooting, etc. It's a "peach" for the money. Dandy home perfect climate; near the Summer beach.

60 ACRES NEAR GRESHAM

Soil guaranteed flawless. No land trough it under \$250 per acre. The price is \$5850.

PRICE TALKS

WE HANDLE NOTHING BUT FARMS

ST. CHARLES LAND CO.

St. Charles Hotel, Front and Morrison

Lawyers Title & Trust Company

Capital \$250,000.

87 Fourth St., Henry Bldg. Portland, Oregon.

Realty Home Building Plan Making Achitectural Materials Street Financial Loans Rentals

See the lots we are selling on this street for \$3000.00. Fine apartment or flat property.

\$600, \$50 down, \$10 a month, 6%

Columbia County Lands

Dairying, Chickens, Hog-Raising, Truck Farming.

The St. Helens Lumber Co. offer their lands in the vicinity of St. Helens, Or., directly to settlers. This property which has been held off the market for years, is in a highly developed farming area. Among the advantages are the hard-surfaced ROADS TO ST.

HELLENS AND PORTLAND, QUALITY OF SOIL, EXCELLENT SCHOOL, SYSTEM, MARKETING CONDITIONS (coperative creamery and cannery, low boat, rall and auto freight rates to Portland), proximity to county seat with PAYROLL OF \$60,000 PER MONTH, and but a short distance down the COLUMBIA HIGHWAY from Portland. These factors, combined with LOW COST OF LAND and SATISFACTORY TERMS, give a man A REAL OPPORTUNITY to develop a home. For information, phone when you can buy a home on such easy terms and low rate of interest? It is always a pleasure to show prop-

CHARLES L. WHEELER,

ST. HELENS LUMBER CO., St. Helens, Oregon,

See Exchange Department.

EXCHANGES The following is but a small listing. So far \$98,000 deals in city and country properties have been made this month. Come to us.

and

\$20 acres, nearly all in clover, close to Independence, Oregon; full set of modern buildings, fine fences, lots of water, good roads and an ideal place at \$40,000. The stock can be involced and an exchange will be accepted for the full amount. Also

185 acres in the vicinity of the

Close to the new Wilcox home on the West Side hills, 6 acres, with 5 un-der cultivation and 1 acre in grove, a beautiful place for a country home, and the price is right at \$5500. Clear, Will accept home in good district to \$7000 and pay the difference in cash.

517 Chamber of Commerce Bldg., Port-land, Oregon. 1330 Northwestern Bank Bldg. A 6291, Marshall 3718

F DWLT A COTTHEE OF THE PLEASURES OF LIFE SETS A LANGER PER CENT

\$25 Per Month

BUYS A BEAUTIFUL FIVE-ROOM COTTAGE NEAR UNION AVENUE. We Sell Houses and Lots on Easy

LET US SHOW YOU.

267% OAK STREET.

317 acres near Lexington, all tillable, 316 miles to railroad.

near Gervais.

Income Portland property for good Willamette Valley farms.

1280 acres near Condon, Or.; 1100

acres of this in cultivation; 600 acres in wheat; good buildings; price, \$35 per acre. Terms, or will take income Portland or clear Valley farm.

10 acres at North Yambill, all till-

20 scres at North Yamhill, all till-26 acres in clover, all cultivated, information.

J. O. ELROD, Owner F. N. CLARK & COMPANY

515 Corbett Bldg.

-5-Choice Homes For Sale or Rent

WESTOVER TERRACES-8 rooms and servants' quarters, stucco exterior, mahogany and enamel in-

Genuine Snaps!

Another-11 rooms, New England Colonial, genuine high-class home; must be seen to be appreciated; view unexcelled; can sell on monthly payments or rent reasonable to responsible parties.

EASTMORELAND-6 rooms and bath, elegantly finished, modern in every respect, 75x100 lot, large variety of shrubs, flowers and fruits, fine garden, handy to Reed College, 3 blocks to car. A beautiful home in every respect-can sell below actual cost or rent reasonable.

Westmoreland for \$20. The above places are all choice, and information will be gladly furnished upon application. No phone

Also-9-room house in Eastmore-

land for \$30, and 7-room house in

Second Floor Title & Trust Building

Wakefield, Fries & Co. HON

Real Estate Rentals Insurance

85 FOURTH ST.

terior, hot-water heat, two baths, theroughly modern and in excellent Inside Properties, Industrial and

condition, fireproof garage; rent reasonable or will sell on terms like specialties.

HOMES Modern 4, 5 and 6 rooms; all

CUMBERLAND PARKWAY

Piedmont and Peninsula Park District.

latest built-in conveniences.

JONESMORE Mount Tabor and Montavilla District. \$2000 to \$3000

TERMS LIKE RENT

Get our prices and plan for

building on your lot.

UMBDENSTOCK & LARSON CO. Ground Floor. 306 Oak St.

WEST SIDE

\$800, \$50 cash, \$10 a month, 69

interest, buys a 4-room plastered bungalow; beautiful view.

terest, buys a 3-room bungalow, 75x

\$850, \$75 cash, \$15 a month, 6%

nterest, buys a 5-room house and a

505 Corbett Bldg.

ter acre; only 15 minutes' ride.

half acre; 15 minutes' ride.