WARMER WEATHER ENLIVENS MARKET

Many Deals Are in Stage of Negotiation Yet and Are Likely to Mature Soon.

CITY GETS STREET STRIPS

Transfer of Sites for Homes Is Feature, While Inquiries for Sites for Other Purposes Is Indication of Activity.

With the apparent breaking of the backbone of the cold spell Thursday real estate dealers reported an encouraging improvement in the market for land and home-site property and are predicting a gradual increase in the number of sales. It is said that many more are in the process of negotiation than was true a few weeks ago.

There seems to be a general air of optimism and the feeling is general that building will be begun in Portland on a scale not seen for the past two years as soon as weather conditions become favorable. This is borne out by the general inquiry for lots and building locations. A fairly good sale in East Side property is reported.

City Gets Title.

The city received title to five-foot strips on both sides of Powell street, from Milwaukie to East Nineteenth streets, for the widening of this street from 50 to 60 feet. These strips range in cost from $85 to $1200, the latter sum being paid to Richard Reifschneider. Henry Lubbing received $750 and R. E. Chase $550. The total cost is $9000. This will be assessed to the property benefited. Many of the property owners have moved their buildings back and built concrete sidewalks. It is expected that the street may be paved this year.

Two Sales Made in Ascot Acres.

Two sales, which aggregated $2503, were made in Ascot Acres, on the Base Line road, just outside the city limits. The Title & Trust Company transferred lots 281 and 282 to George A. Paddock for $1003. Stella G. Chambers took title to lots 273 and 274 in this tract from this company, for which she paid $1500.

Home in Rossmere Is Sold.

Mary G. Rasmussen transferred lot 15, in block 39, in Rossmere, to G. E. Barnes, the price named being $2400. This property is on East Thirty-ninth and Hancock streets.

The University Land Company transferred lots 20, 21 and 22, in block 138, University Park, near Lombard street, for $1000. J. W. Fishburn purchased lots 1 and 2, in University Park, from H. E. McKenney for $1000.

Belle Crest Lots Sell for $2700.

John T. Murphy sold lot 16, block 29, and lot 16, block 11, Belle Crest, to F. D. Anderson for $2700.

Woodstock Sale Brings $2000.

D. J. Beeson purchased lot 2 in block 136, Woodstock, from Leona A. Beeson for $2000, a home being included in this transfer. The property is on Henry street.

Charles H. Davis took title to the east half of lots 5 and 6, in Tibbetts' Addition, block 16, from L. A. Bruckman, the consideration named being nominal, but the value of the property changing hands being about $1200.

Kent Addition Property Changes.

Lizzie S. Steiner transferred lot 1, with a home, in Kent Addition, to Dora Clapper for $2500.

Dr. W. A. Wise transferred lots 28 and 29 in block 11, Peninsula Addition, to Paul Ranch, the consideration being about $1000.

In Pacific Place, Harold C. Stephens transferred lots 10 and 11, in block 3, to D. H. Brown for $2200.

T. J. Gordon sold lots 22 and 23, in block 41, Peninsular Addition, to M. F. Marshall, near Lombard street, for $1000.

Laurelhurst Lot Transferred.

Lot 12, in block 104, Laurelhurst, was transferred by Paul C. Murphy, of the Laurelhurst Company, to Ada M. Davis. The property is valued at about $1200.

Acreage at Fairview Brings $1500.

Flora Agnes Casseday purchased 7.226 acres at Fairview, Or., from Anna M. Osburn. The price paid was $1500. The tract is mostly improved land.

Frederick A. Krebs purchased of Alfred Thompson tracts 50, 51, 52 and 53, Section Line Road Fruit Tracts. The price of this property was $3200.

The Oregon Realty & Trust Company sold lot 14, in block 33, Albina, to R. R. Pownder, the consideration named being nominal, but the value of the property is about $1500.

Mentone Lot Is in Deed.

The Miller-Mowrey Lumber Company transferred lot 3, in block 1, Mentone, to A. E. Headley for $1500.

Lots 30 and 31, in block 4, Palmyra, was transferred by the Palmyra Company to Douglas Leisy for $1200.

Ladd's Addition Lots Taken.

The Ladd Estate Company transferred to W. H. Zimmerman a portion of lot 6 and lot 9, in block 12, Ladd's Addition, for $3000. This property is on Ladd avenue, near Central Park.

Lot "A," in Parkrose, on Sandy boulevard, at the city limits, was transferred to Joseph P. Cosgrove by the Parkrose Association. While the price named was $10, the value of the property is about $1000.

Four Albina Lots Are Sold.

T. M. Hurlburt, Sheriff, transferred lots 13 and 14, corner Sumner and Gay streets, Terminus Addition to Albina, and lots 1 and 2 in block 9, Terminus Addition, to S. Christensen for $3539. This is improved property.

P. J. Darlington transferred lot 13 in block 8, Elmhurst, to W. L. Playfair, the price named being $750. This property is in North Mount Tabor.

The University Land Company transferred lot 16 in block 43, University Park, to Janet Davison, the consideration not being given in the abstract.

The Oregon Homebuilders have started on the erection of four modern residences on the East Side which will aggregate in cost more than $16,000. The most expensive structure is the one to be built at 905 Dunckley avenue, between East Twenty-ninth street and Regents drive, the cost of which will be $5000. It will be a two-story frame structure. The residence at 31 East Twentieth street, between East Pine and East Ash streets, will cost $3500.

A garage costing $250 will be built for this residence. At 35 East Twentieth street a residence costing $2500 has been started by the Homebuilders. This is a one-story structure. Another $3500 home has been started at 689 East Twentieth street, between East Nineteenth and East Twentieth streets, the cost being $3500. Garages for all these homes are to be built at a cost of $250.

Big Improvement Projected.

The Montavilla Board of Trade has started a movement to have the paving of East Glisan street undertaken this year, to start at East Seventy-fifth street and extend to the end of the street at the city limits, a distance of about 25 blocks. A special committee has been appointed to take up this matter with the city engineer.

With this portion of East Glisan completed to the city limits East Glisan street will become the longest and widest street paved running eastward. The cost of the projected improvement will be about $35,000. East Glisan street is 80 feet wide. It connects with a well-improved county road at the east end. It required nearly six years to develop this thoroughfare.

Milwaukie Water Plant to Be Built.

The Milwaukie Water Company has offered its complete water works to the city of Milwaukie for $6500 and will withdraw all suits pending in the Supreme Court. Mayor Pelton and members of the Council favor accepting this offer and will act as soon as the suit of the Minthorne Springs Water Company against the city has been settled, which will be within the next 20 days.

With these cases out of the way the city may proceed with the completion of the municipal plant, which has been delayed. When the city acquires the pipelines of the Milwaukie Water Company, it will mean that the plans originally adopted must be changed, as the old pipelines will have to be used in the new city system, besides the city will not have money with which to lay new pipelines all over the city.

One-Story Residence Started.

R. A. Bird has started on the erection of a story-and-a-half residence at 1122 Missouri avenue, between Killingsworth and Emerson avenues. The cost of this structure will be $2150.

Factory to Be Repaired.

Muckle Bros. have started repairs to the two-story frame factory, 412 East Davis street, between East Sixth and East Seventh streets, formerly known as the Haradon factory, and recently purchased by the Tru Blu Biscuit Company. The cost of the repairs will be $2000.

Construction Work Delayed.

There has been some delay on the Glafka building, under construction at the northwest corner of East Alder and East Third streets, on account of the cold weather. The foundation and basement practically were finished before the recent cold spell. It is expected that work may be resumed during the ensuing week. Camp & DuPuy are the architects and builders of this structure, which when completed will cost $30,000.

New Residence to Cost $2500.

Mrs. Lena Bollinger has started on the erection of a new home on East Sixtieth, between Siskiyou and Klickitat streets. The cost will be $2500. Repairs will be made to the building at 735 East Broadway street, at a cost of $1000. Roy O. Powers has the contract for the work.

LAURELHURST CLUB MAKES MANY DEVELOPMENTS WITHIN YEAR.

VIEW OF THE CLUBHOUSE FROM LAURELHURST PARK AND THE INTERIOR OF THE BEAUTIFUL ASSEMBLY AND BALLROOM.

CLUB HAS BUSY YEAR

Needs of Laurelhurst Are Kept Before Public.

IMPROVEMENTS ARE MADE

Amounts Expended Upon Tennis Courts and in Laying Cement Walks—$1500 of Debt of $4500 Lifted by Workers.

"The Laurelhurst Club originally was organized as a community club for the promotion and advancement of public needs of the community and to procure such recognition at the hands of the city authorities as is possible only when enforced with the united action of the residents of the community. The Laurelhurst Club has never given up its original functions, and during the past year we have been active along these lines. I am pleased to report we have accomplished much good for the community," said McCutchans, retiring president of the club, in his report of activities of the past year at the annual meeting.

The year just closed has been one of great activity for the Laurelhurst Club, and many improvements were made to the clubhouse, the grounds and the community. The club has two tennis courts on which it spent $150 last year. A billiard table was purchased. At the opening of the year the club was carrying a $4500 debt, which was paid off except the $3000 mortgage. Cement sidewalks were laid on the grounds. The grounds were graded and seeded and 200 feet of rose hedges were set out at a cost of $90.75. Water connections were made on the grounds at a cost of $13, and alterations and repairs were made to the clubhouse at a cost of $113. The clubhouse was furnished with a complete office equipment, including fireproof safe, for the safekeeping of the club records, the total cost of which was $481.08. In addition the club paid $146 for music, instruments and equipments for the club orchestra. During the year a new set of books were purchased and opened. During the year a total of $8106.70 was received from all sources, of which $3000 was borrowed.

Social functions for the year were maintained by the women Tuesday afternoon under the charge of Mrs. Ferdinand E. Reed and Mrs. W. H. Smith, and they paid part of the cost of clubhouse improvements and made payment on the piano. The club opposed erection of a swimming tank in Laurelhurst Park and favored the lake plan.

During the ensuing year the club will have the use of the entire half block, including the quarter block owned by the club. More tennis courts will be erected for the use of the members. The club has a total membership of 205. One of the features of the year has been the club orchestra under the leadership of W. H. Boyer. The property of the club is worth about $16,000.

POWER BUILDING IS PLAN

CHAMBER MAY UNDERTAKE TO CONSTRUCT "FACTORY INCUBATOR."

Object Is to Provide Suitable Location for New Industry Trying to Obtain Foothold.

A "factory incubator" is the latest idea that the Chamber of Commerce is preparing to develop to help the growth of manufacturing concerns in Portland and Oregon.

The Chamber, in this movement, contemplates the erection and equipment of a building at, a suitable location, which will not only solve the housing problem, but in some degree the equipment problem of many an infant industry which may be trying to get a foothold here.

It is pointed out that new manufacturing concerns starting in business usually find difficulty in securing suitable quarters and are often discouraged from locating because of that fact. The erection of a building, such as is being contemplated, will, it is said, solve satisfactorily the question of housing such industries.

The building would provide the tenants with modern, light, airy, clean quarters and they would be supplied with electric current, compressed air, gas and be advantageously located.

A factory building such as the one considered here was built in Toledo by means of a bond issue. In two years it housed 22 growing industries with a payroll amounting to $826,000. Factory buildings have been erected in other large Eastern and Middle Western cities with success.

O. A. C. BUILDING PLAN READY

Work on Forestry Structure Will Be Started as Soon as Possible.

Plans on the new forestry building for the Oregon Agricultural College are practically completed by J. V. Bennes, of this city, and the construction will begin as soon as possible. The plans will be ready for bids next Wednesday.

It is intended to have the building completed for occupancy with the opening of the school term next Fall.

The new building will consist of two stories and a basement, brick and mill construction. The basement will be designed for milling equipment, manufactured wood products, timber preservation, logging engineering equipment and the fan-room and heating plant.

On the first floor will be the laboratory of forest protection and improvement, laboratory of mensuration, laboratory equipment, five classrooms and six offices.

The second story will house the departments of technology, entomology, silviculture, the herbarium, dendrology, drafting-room, two classrooms, a seminary and two offices.

REALTY COMMITTES NAMED

President F. E. Taylor, of Board, Completes Appointments.

President F. E. Taylor, of the Portland Realty Board, announced the remainder of his committee appointments for 1916 at the meeting of the Board Friday.

The report of the committee on parity of rates to Astoria with those in force on the Sound was put over until the meeting this week, when the committee expects to present an exhaustive report on the whole proposition.

The committees named are as follows:

Civic committee—W. M. Umbdenstock, I. M. Walker, J. D. Lee, M. J. Clohessy and M. E. Lee.

Shipping and transportation—J. F. Daly, F. M. Clark, O. W. Taylor, W. F. Burrell, H. L. Corbett, J. M. Healy and F. A. Jacobs.

Executive committee—F. E. Taylor, S. D. Vincent, F. N. Clark, F. A. Jacobs, W. R. Kaser, Henry Fries and George D. Schalk.

Free factory site committee—L. W. Cronan, H. G. Beckwith, F. N. Clark, E. B. MacNaughton and H. L. Idleman.

Legislative committee—Herbert Gordon, H. L. Idleman, W. G. Seckendorf, Robert Krims and C. W. Huntington.

Arbitration committee—W. Y. Masters, Ben Riesland, George P. Dekum, O. S. Hubbell and T. J. Seufert.

Advertising committee—J. E. Shears, F. J. Steinmetz, Florian Fuchs, Waldo F. Stewart and W. B. Allen.

NEW STORE OCCUPIED

ELOESSER-HEYNEMANN COMPANY IS IN NEW QUARTERS.

Former Quarters of Fithian-Barker Shoe Company Remodeled to Accommodate Tenants.

The Eloesser-Heynemann Company, of San Francisco, which has leased the store on the Isensee property at 29 Fifth street, moved from its former quarters in the Sherlock building into the more commodious establishment last week.

This building formerly was occupied by the Fithian-Barker Shoe Company and has been slightly remodeled to accommodate the new tenant.

Herbert Eloesser, of San Francisco, was in Portland a week ago and completed the arrangements for the lease of the building and the opening of the new and enlarged branch of the company, which will be developed rapidly as the growing business in the Northwest demands.

Previous to this move the company merely occupied small salesrooms in the Sherlock building.

"Mr. Eloesser felt that the conditions are right at this time for an expansion in this territory," says Sig Lipman, head of the Portland branch, "and decided to put in a stock of overalls from the factories in San Francisco as an initial step and to enlarge into the other lines as the branch develops. It is probable that within a comparatively short time the company will open a general branch here."

This company was one of the first manufacturing companies of its kind on the Pacific Coast, and had its inception in San Francisco in 1849, establishing its first factory in 1853. The "Can't Bust Em" overall and other lines produced from these factories have become historic brands on the Pacific Coast. This company was the first to recognize jobbing on the Pacific Coast and the first to recognize the union label.

Its branches are now in Los Angeles and Portland, and it has several factories in San Francisco.

The lease on the building which has just been occupied is for three years.

Falls City Plant to Start.

MONMOUTH, Or., Jan. 22.—(Special.)—A report from the western part of the county says the cement company near Falls City will begin operations by February 15. The factory buildings are nearly completed and the machinery is being installed. The plant will have capacity of 1500 barrels a day.

BUILDING AS WHOLE SHOWS BIG ADVANCE

Average in United States Is for Noticeable Increase Over Preceding Year.

72 CITIES' PERMITS GAIN

December Makes Best Monthly Record for 1915—Business Reaches Total Millioms Above That of 1914.

While business may have been bad in spots in the United States last year, in the building line, the general average for the country was far better than in the year preceding.

Figures compiled by the American Contractor, published in Chicago, show that in 72 principal cities in the United States there was a 5 per cent increase in the building permits for 1915 as compared with those of 1914.

December made the best monthly record of the year 1915 in the total of building permits issued. Th eaggregate for 72 principal cities is $68,526,262, compared with $37,240,335 for December, 1914, an increase of 84 per cent.

The comparative showing for November was a gain of 75 per cent; that for October, a gain of 42 per cent; September, 32 per cent; August, 14 per cent; while for the first seven months of the year there were heavy losses as compared with the corresponding months of 1914. Even San Francisco makes a good showing in December, a remarkable presentation in view of the stimulated construction work in 1914 incidental to the Panama Exposition. Only 18 of the 72 cities make an adverse report for the month. New York makes for the month the remarkable gain of 173 per cent. Chicago gains 71 per cent and Philadelphia 114 per cent. Many of the cities of smaller population make tremendous gains.

The total permits issued in these 72 cities for the year 1915 total $695,508,032, compared with $663,692,866 for 1914, an increase of 5 per cent.

The increasing percentage of gain each month in 1915 is regarded as a clear illustration of the steadily mounting wave of prosperity in the country, which was still rising as it swept across from December, 1915, to January, 1916.

In detail the returns for the year are as follows:

	Jan. 1, '15 to Jan. 1, '16.	Jan. 1, '14 to Jan. 1, '15.	P.C. Gain.
Akron	$ 6,150,950	$ 4,030,015	52
Albany	5,566,895	4,173,796	33
Atlanta	4,389,214	4,504,358	..
Baltimore	7,318,059	8,829,583	*17
Boston	30,186,140	24,150,170	25
Buffalo	11,798,000	10,769,000	10
Cedar Rapids	1,761,000	3,522,650	*50
Chicago	97,289,680	83,261,710	17
Cincinnati	14,025,333	8,820,446	60
Cleveland	32,660,305	27,302,019	196
Columbus	4,928,425	6,885,065	*28
Dallas	3,422,512	5,543,497	*38
Dayton	2,254,862	2,491,527	*9
Denver	2,648,575	3,750,460	*30
Detroit	32,235,550	28,307,393	14
Duluth	2,714,429	2,802,323	*3
East Orange	1,172,356	1,763,586	*33
Evansville	2,252,507	1,282,773	75
Fort Wayne	2,009,413	2,351,535	*14
Grand Rapids	2,683,987	3,618,119	*26
Harrisburg	1,843,150	1,299,025	42
Hartford	5,575,895	4,052,081	38
Indianapolis	7,083,592	7,955,081	*12
Kansas City	10,667,455	10,204,970	5
Lincoln	1,706,049	1,003,287	70
Little Rock	694,221	1,003,173	*31
Los Angeles	11,888,662	17,301,925	*31
Manchester	2,598,052	1,649,867	57
Memphis	2,730,488	2,946,818	*7
Milwaukee	12,310,418	10,333,135	19
Minneapolis	16,349,940	15,214,525	7
Montclair	1,629,749	1,643,524	*1
Newark	7,912,184	10,061,916	*21
New Haven	7,104,947	4,380,842	62
New Orleans	2,826,679	2,934,988	*4
New York City	166,855,277	134,180,780	24
Manhattan	73,672,674	56,353,871	31
Bronx	20,351,126	17,076,579	69
Brooklyn	40,300,609	35,269,185	5
Borough of—Queens	20,897,248	19,815,164	5
Richmond	2,633,629	2,066,209	27
Oakland	5,043,289	4,717,520	7
Oklahoma	1,166,806	1,972,442	*41
Omaha	5,385,009	4,610,456	17
Patterson	1,693,881	1,539,649	10
Peoria	1,937,256	2,880,741	*32
Philadelphia	39,444,125	35,449,[illegible]	11
Pittsburg	14,227,029	18,447,752	*23
Portland	4,895,345	8,334,075	*41
Richmond	3,244,752	3,391,571	*4
Rochester	9,108,333	8,732,257	4
St. Joseph	952,745	625,653	52
St. Louis	11,438,020	12,840,629	*12
St. Paul	10,969,207	13,689,872	*20
Salt Lake City	2,250,720	2,984,347	*24
San Antonio	1,743,860	2,840,132	*38
San Francisco	12,996,704	28,177,582	*56
Schenectady	1,896,495	1,488,748	90
Scranton	1,683,391	1,759,163	*4
Seattle	6,470,655	12,664,970	*50
Shreveport	776,404	1,270,957	*39
Sioux City	1,975,102	2,050,417	*4
South Bend	816,538	1,186,970	*31
Spokane	1,200,667	982,227	22
Springfield, Ill.	1,194,818	1,056,320	13
Syracuse	4,663,216	3,412,184	37
Tacoma	796,424	1,471,628	*46
Toledo	7,563,689	6,585,162	24
Topeka	780,016	539,973	44
Troy	1,038,547	562,657	84
Utica, N. Y.	2,116,195	1,897,535	11
Washington	11,748,121	10,073,573	17
Wichita	964,695	497,880	94
Wilkes-Barre	1,076,800	1,162,898	*7
Totals	$695,508,032	$663,692,866	5

*Per cent loss.

WOODBURN SCHOOL IS LATEST

Advanced Ideas Incorporated in Plans for $40,000 Building.

The new Woodburn High School, the contract for the construction of which has been let to E. B. White, of Portland, will be one of the best equipped buildings of its type in the state outside of Portland. It will cost about $40,000.

The main building will be constructed of hollow tile with light brick facing, and the gymnasium unit will be of frame construction, 76 by 96 feet. The main building will be 87 by 167 feet.

Eighteen rooms are provided for in the plans. These comprise five classrooms, an auditorium 44 by 82 feet, library, lunchroom, typing-room, commercial-room, drawing-room, physical laboratory, lecture-room, chemical laboratory, sewing, fitting and cooking-rooms, dining-rooms and kitchen.

The building will have a hot-water system of heating and ventilation. Construction will be begun soon and the building will probably be ready for the opening of the next Fall term.

EMERSON COMPANY REBUILDS

Preliminary Work Done Toward Restoring Lumber Yard.

Reconstruction of the buildings of the Emerson Hardwood Company, which were destroyed in an $80,000 fire recently, is already in its preliminary stages. The principal part of the loss was in hardwood lumbers, but the rebuilding of the sheds, etc., will represent about $12,000.

The new dry kilns will be of the most modern construction of tile and concrete, looking to avoidance of a repetition of destructive fires in the plant, and all of the lumber sheds will be replaced. The lost lumber stock will be replaced foot for foot as rapidly as possible.

The company decided to rebuild Thursday, and at once began preliminary steps. The building will be done by the company instead of by contract.

China has oil and salt wells more than 2000 feet deep that have been drilled through solid rock by hand with the most primitive implements.

INSURANCE COMPANIES NOW TAKE ALL RISKS

Policies Are Incontestible After First Year, Except in Event of Non-Payment of Premiums, Eliminating Possibility of Legal Action.

BY THE INSURANCE EDITOR.

THERE is many a man living today who can remember the days when the doctrine of caveat emptor—let the buyer beware—held sway in all matters where buying and selling were involved.

In years gone by it was not an uncommon practice for the storekeeper to present a bill in which the dates at the top of the column had been included, and the burden of proof as to the correctness or incorrectness of the bill fell upon the customer. If you bought a 14-pound turkey and found that five pounds of this purchase was represented by a brick which the dealer had concealed in the fowl, the fault and the loss was yours—caveat emptor. In those days buying anything was little more than a battle of wits, and the one price system was still far in advance of the times.

"Fifty years ago," says the Georgian American, Atlanta, Ga., "the man who insured himself for the benefit of his family was looked upon by the average citizen as a kind of cross between a well-meaning crank and a blasphemous daredevil who presumed to cast dice on the inscrutable decree of Providence.

Uninsured Must be Bad Risk.

"Twenty-five years ago the average insurance man was regarded by his average neighbor as a nimble-tongued individual who gained an easy living at the expense of other people's credulity and vague apprehensions.

"Today the man who isn't insured somewhere, somehow, for the benefit of somebody, is rather sure to be a bad risk—of some kind—either physically, mentally or morally.

"Insurance is as much a part of modern life as the telephone or the street railway, and we have fully wakened to the fact that the insurance man to be a success must be not only clever, quick-witted, energetic and worldly-wise—but he must be a man of reputation and probity, and he must live up to that reputation—or get out of the insurance business."

All this is true, and much of it was true even 25 years ago. Experienced life insurance men will tell you that in their younger days it was not infrequently their custom to mail a policy to a man, because they did not have the courage to deliver it in person.

Improved Conditions Noticeable.

But generally speaking, the doctrine of caveat emptor is a thing of the past. Improved conditions are noticeable in all lines, but perhaps the most striking illustration of this is found in the business of life insurance. In the early days of life insurance the policy was absolutely forfeited when the premium was not paid on the date when it was due. The first policy issued by one of the New England companies carried a clause to the effect that if the insured removed to the City of Washington or any city containing 50,000 inhabitants, there would be an addition to the premium not to exceed 50 per cent. These early policies also carried the clause to the effect that if any of the statements made by the insurant were untrue in any respect, the policy should be forfeited.

Today the policies issued by standard companies have practically eliminated restrictions as to occupation, residence and travel. The incontestible clause is not generally understood by the insuring public, but it usually reads somewhat as follows: "This policy shall be incontestible after one year from its date, except for non-payment of premium." In the early days of life insurance, a policy was forfeited when it was found that the insurant had either intentionally or unintentionally made any false statement in the application. Now, under the incontestible clause, making policies incontestible after one or two years following the date of issue, the companies assume the responsibility as to the truth of the insurant's statements. This does away with the uncertainty which might exist in the mind of the insured or he beneficiary after a certain probationary period has passed. It also absolutely relieves the mind of the beneficiary as to the possibilities of legal action by the company, immediately following the death of the insured.

Loans May Be Obtained.

There was a time when there was no such thing as cash surrender values attached to policies. Now, after the policy has been in force for a number of years, should financial misfortune befall the insured, he may apply to the company and secure a loan, or can surrender the policy and receive a very considerable portion of the total amount he has paid in in premiums.

In the evolution of a life insurance policy, then followed the practice of allowing 30 days grace for the payment of premiums, the payment of annual dividends, and many other features, all of which tend to furnish a contract which is so liberal that it is scarcely conceivable to the lay mind. While costs in all lines have increased in the last 25 years, it can truthfully be said that the cost of life insurance has decreased, when one considers the many benefits and privileges which contracts now contain, as contrasted to the privileges which policies did not contain in years gone by.

REALTY MEET NEAR

Board to Send Party to New Orleans, March 28-31.

CROWD OF 3000 EXPECTED

More Than 100 City Organizations Included in National Association, Formed Eight Years Ago. Public's Interest Is Keen.

Portland realty men already are making plans to send a delegation of at least a dozen representatives to the ninth annual convention of the National Association of Real Estate Exchanges, which will be held in New Orleans, March 28-31.

An attendance of between 2000 and 3000 people already is assured, which will make this one of the biggest realty conventions that ever has been held, and Portland intends to have a strong representation for that reason.

This will be the first time that the National convention has been held in the South.

More than 100 cities have local realty boards affiliated with the National Association, which was formed eight years ago, by representatives from the realty boards of 12 cities.

Since then it has spread all over this country and through most of Canada. The association was the natural outcome of a formation of local boards, which began 25 years ago. These boards proved so clearly the value of co-operation, and an ethical understanding among real estate men that the need of a great central body, a clearing-house for ideas, and an agency for the standardization of the business was clearly demonstrated.

The general public always has taken a keen interest in National real estate conventions for the reason that here are discussed great questions of housing, of city planning, of sanitation and public health, of business development, and of the relations between the real estate man and the buyer and seller of property. That the conventions are primarily business gatherings is shown by the recent action of the real estate men's executive committee meeting in St. Louis.

The committee passed a resolution requesting convention cities in the future to hold social and amusement features down to a minimum, and if possible to submit this part of their programmes to the committee for revision.

$12,000 BUILDING PLAN

THIRD EDUCATIONAL STRUCTURE TO RISE AT EUGENE.

Two-Story University Unit Will Be Erected in Conjunction With New College of Law.

Besides the new $40,000 building for the college of law at the University of Oregon, and the school building authorized by the board at Eugene a short time ago, it is probable that Lawrence & Holford, of Portland, will prepare the plans for still a third educational building in Eugene.

The School Board has just bought a site at Olive and Charnelton streets, on Fourteenth, where it is planned to erect a two-story structure at a cost of $12,000. The building will be an eight-room one probably.

The Board of Regents of the University of Oregon authorized the construction of the new building for the college of law, at their meeting last week. The building also will serve as a temporary home for the extension department.

Efforts will be made to have this building ready for occupancy by the opening term next September, as the growth of the institutions of the University has made the demand for more room imperative.

The $40,000 unit of the building which is authorized will be of Byzantine and Italian design, and will be built of red brick with a large amount of pattern work in white brick.

It will be three stories, with classrooms on the first floor, law classrooms and library on the second floor and offices on the third floor.

Farmers' Unions Elect.

M'MINNVILLE, Or., Jan. 22.—(Special.)—The Yamhill County Farmers' Union, held at Dayton, elected the following officers: B. P. Roe, of Wapato, president; N. S. Booth, of Dayton, vice-president; J. E. Hendricks, secretary and treasurer; B. D. Yergan, of Chehalem, chaplain; Charles Wade, of Chehalem, doorkeeper; H. Starr, of Dayton, conductor, and William Humphrey, W. O. Barnard and H. Cuttings, executive committee.

$10,000 Garage Being Erected.

The garage under construction for J. C. Jameson, at the northwest corner of Vancouver avenue and Russell street, is well along toward completion. The walls are up and the timbers for the roof are in place. Construction was stopped by the recent cold spell. The cost will be $10,000. The fronts on Vancouver avenue and on Russell street are of brick and the interior walls are of hollow tile.

Taxpayers' League Meets.

ESTACADA, Or., Jan. 22.—(Special.)—About 125 members of the Eastern Clackamas Taxpayers' League met at Estacada Monday afternoon, the principal speaker being Frank B. Riley, of Portland, who spoke on the subject of good roads and their value in state development. Other speakers were W. Givens and E. W. Bartlett, of Estacada, and W. H. Mattoon, of the Clackamas County Court.

Tyler Parker, age 77, who laid down his type stick at Montgomery, Mo., recently, after serving 62 years at the "case," is supposed to hold one of the American records for length of service in typographical pursuits.

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