## DEAL IN TIMBER IS MADE AT MILLION

Tillamook, Lane and Washington County Lands Taken Over in Transaction.

\$25,000 BINDS PURCHASE

Sale Results From Judgment in Federal Court on Suit Brought Against Logging Company for Purchase by Bondholders.

The big realty deal of the past week was closed at Tillamook, where John P. Oleson, assistant cashier of the First National Bank of Chicago, sent a check for \$23,000 to bind the sale of \$1,000,000 worth of timber lands in Tillameok, Lane and Washington counties. The transaction was handled through Walare McCamant a Portland attorney, as master of chancery. The sale resulted from a judgment pronounced in the Pederal Court in Portland last July on a suit brought against the Tillamook

Timber & Logging Company.

Under the terms of the judgment, the timber lands were to be opened for public sale with the provision that any of the complainants or those holding the bonds might become out-and-out purphasers. Medical School Plans Advanced,

The campaign launched some time ago to raise funds for the establishment of a set of medical buildings on the site above Terwilliger boulevard, donated to the University of Oregon medical department by the O.-W. R. & N. ical department by the O.-W. R. & N. Company, is progressing favorably, according to Dr. K. A. J. McKenzie, head of the school, who has charge of the campaign. The site is to be cleared in the near future to prepare the ground for grading operations.

Before the end of the year Dr. McKenzie hopes to have the proposed fund of \$150,000 completed. The plans for the building are being prepared by Whitehouse & Foullhoux. In addition to the medical school buildings and laboratories, the proposed new County

laboratories, the proposed new County Hospital building and other hospital structures also may be erected on the property, making it a hospital center.

Apartment Building Planned. Mrs. Fred C. King has commissione Goodrich & Goodrich, Portland architects, to prepare plans and specifica-tions for a two-story apartment-house on Grant street and Broadway, to cost The excavation has been basement, with stores on the ground plans call for a building floor. The estimated cost is not anstarted. The plans call for a building floor, containing eight three-room suites, one nounced two-room and one four-room suite. Stucco and tile materials are to be used in building the exterior. The founda-tion is 50 by 64 feet in area.

School Matters Pend. The trend of sentiment at the School
Board meeting last Thursday indicates
that no money will be set aside this
year to finance the construction of the

RULDING proposed addition to the Franklin High The Board has decided to ap propriate \$22,500 to build a building and purchase grounds in the Malon Heights district. Thus far the requests of the residents of the Chapman district have not won their point before

Bend to Get \$75,000 Hospital. week that the Sisters of Charity of Nazareth, & Catholic organization, have decided to establish a hospital, convent and nurses' home at a total cost of probably \$75,000. Construction is to commence in the Spring, with the hope of having the buildings completed by the following Fall. A block of land mear the heart of the city has been nurchased as a site for the proposed as a site for the proposed.

\*\*Cashier company are the officers of this flow of the school. The company are the officers of this type of children attending the school. He will want to see that there are sufficient playgrounds in connection with parks in the vicinity, so that his children are assured of playgrounds in the vicinity, so that his children are assured of playgrounds in the vicinity, so that his children are assured of playgrounds in the vicinity, so that his children are assured of playgrounds in the vicinity, so that his children are assured of playgrounds in the vicinity, so that his children are assured for macaroni manufacturing machinery in Portland which recently arrived from the East, and they intend open from the base of this assurance of the school. Clark-Wilson Lumo.

\*\*Clark-Wilson Lumo.\*\*

\*\*Cashier to heart to see that there are sufty from the school, or in connection with parks in the vicinity, so that his children attending the school.

\*\*Clark-Wilson Lumo.\*\*

\*\*Clark-Wilson Lumo.\*\* Approuncement was made at Bend last Scapelli.

The company already has \$60.00 worth of macaroni manufacturing machinery in Portland which recently arrived from the East, and they intend opening their plant on or before December 1, employing at the start 25 men. The factory building just leased is one of the most modern vacant factory buildings in Portland and weapon.

Flour Mill Extends.

As a result of the completion of the new 1000-barrel-a-day unit, the Portland Flouring Mills on January 1 will become the second largest flour mill sidered by the new occupants as being admirably adapted to the manufacture or handling of macaroni. This factory or handling of macaroni. This factory Work property is more fully described as fol-ition.

is well advanced on the new addition.

Stark-Street Store Leased. The store at 207-209 Stark street, also facing Front street, was leased last week by J. J. Shekter, president of the Beaver Produce Company, who will open for business in the quarters this week under the name of the Columbia Commission Company. The Benver Produce Company will remain in business under the same ownership. store was leased from Fred F. Williams.

The lowest bid among the eight sub-mitted at Grants Pass last week for oil, paint and other inflammable material. Courthouse Blds Opened. phine County Courthouse was entered by the Sound Construction Company the figure being \$76,443. The plans for the structure were prepared by E E, McClaran, a Portland architect.

000, and is owned by S. M. Mears, of the Portland Cordage Company. The lease was handled for both parties by Stan-ley S. Thompson Company. Another new Portland industry en-Another new Portland industry engaged in the assembling of automobile trucks, was negotiating for this property through Mr. Thompson, and is now looking for other quarters.

The officers of the company say they expect to employ at least 50 men in the near future.

Mr. Thompson reports that he has succeeded in locating quite a number of manufacturing constants. \$20,000 Repair Job Started. A building permit was issued last sek authorizing alterations in the old bolworth store at 131-133 Fourth mate occupancy of the Southern Pacific ticket office and depot. The permit was taken out by J. B. Yeon, who holds a lease on the building by reason of the big three-cornered lease deal nearly a year ago, which invoived the switch of the Woolworth and Rosenblat stores. The contract for the aiterations has been awarded to the Horn-Sandstrom Company at a figure a trifle less than \$20,000. The same company is completing alterations to the Union Decompany, Blakeslee Sanitary Top Company.

The officers of the company say they expect to employ at least 50 men in the and he replied: "By driving a screw-driven in the building of a house requires an expert, my first advice is to employ an architect, and a good one, In fact, in the building of a home there are in the building of a house requires an architect, and a good one, In fact, in the building of a home there are in the building of a house requires an architect, and a good one, In fact, in the building of a home there are in the building of a house requires an expert, my first advice is to employ an architect, and a good one, In fact, in the building of a home there are in the building of a house requires an architect, and a good one, In fact, in the building of a home there are in the building of a house requires an expert, my first advice is to employ an architect, and a good one, In fact, in the building of a house requires an expert, my first advice is to employ an architect, and a good one, In fact, in the building of a house requires an expert, my first advice is to employ an architect, and a good one, In fact, in the building of a house requires an expert, my first advice is to employ an architect, and a good one, In fact, in the building of a house requires an expert, my first advice is to employ an architect, and a good one, In fact, in the building of a house requires and expert. street to fit the premises for the ulticompleting alterations to the Union Department Company. Blakeslee Sanitary Top Company.

Day, Blakeslee Sanitary Top Company.

J. M. Wesley Mattress Manufacturing Company.

J. M. Wesley Mattress Manufacturing Company.

Company, California Honey Company.

Proper Planning Urged.

Many owners consider the architect's fee a waste of expense; they know sioner of the General Land Office.

\$5000 Garage Commenced. Daniel Kern obtained a building per-\$5000 garage building at 6 Grand avenue, to be occupied, when completed, by the automobile firm of Begner & Fields, retail agents for the Ford car. The construction work is in charge of James L. Quinn and the estimated cost of the building is \$5000.

Ship Ways to Cost \$20,000. Pursuant to plans drawn by the company officials, construction work has been launched on five ship ways to be creeted at the foot of Gibbs and Woods streets by the Heath Shipbullding Company. The permits covering the work, issued at the City Hall last week, recite \$20,000 as the probable cost.

The Columbia Shipbulling Company. The Columbia Shipbuilding Corpora

The Columbia Shipbuilding Corporation last week obtained official permission to erect a two-story office
building at the foot of Arthur street
at a cost of about \$2500. The plans and
the construction will be handled by
the Northwest Steel Company.

The Columbia Engineering Works
also took out a permit for the conalso took out a permit for the con-struction of a one-story frame ship-way shed near the plant of the Clark & Wilson Lumber Company at Linnton. It will cost about \$2000.

Seven Small Homes Started. Pursuant to the instructions of Sarah J. Helsa, L. E. Fields has commenced the erection of a \$3000 residence at 995 East Hoyt street, Laurelhurst, which he himself planned. From plans drawn by A. H. Faber, a \$8000 residence has been commenced at \$71 Patton avenue, in Overlook Addition, for L. F. Gar-

retson. Charles C. Stevens has commenced the crection of a \$100 bungalow at 735 Ellis street, in Hyland Park, A \$2000 residence is being crected by George W. Betts at 579 Crampton street, in Collinge Addition, for A. M. Chamberlain, H. Pederson has commissioned E. L. Largey to build a \$2000 residence at 759 Fast Searchick Street World S. E. I. Largey to build a \$2000 residence at 762 East Seventieth street North. S. Synnes is in charge of the construction work on the \$1275 residence being built on the property of J. W. Boands at 989 Cleveland avenue, in Highland Addi-

REALTY BOARDS TO AFFILIATE President Taylor Says Interstate Body Will Be Joined.

F. E. Taylor, president of the Interstate Realty Association of the North-west, announced at last Friday's meet-ing of the Portland board that all of the realty boards of the State of Washington except the Everett board had decided to affiliate with the interstate body. He said a meeting of the ex-ecutive committee of the association would be held in Portland soon and that probably 12 or 15 realty men from Washington and Idaho would be pres-Mr. Taylor's notification of the action

Building Plans Advance. John V. Bennes has virtually completed concrete store building that is

rise on the southwest corner of Park and Morrison streets for Hexter-Strauss. It is understood that the new building will be three stories and

KENTON FACTORY TAKEN

BUILDING.

Automobile Truck Assembling Asso-

ciation Looking for Quarters. Other Concerns Located.

The factory building at Kenton, until

recently occupied by the United States

The land upon which the building stands is approximately 200 by 290 feet and faces. Columbia boulevard on the north and Argye street on the south. There is a switch track connecting to the main line of the 0.-W. R. & N. Company serving the factory. The main building on the property is 45 by 160 feet, two stories and of reinforced concrete construction. There is a one-story wing of the same construction 45 by 70 feet, and a small wing of reinforced concrete for black-smith shop, a detached carpenter shop 100 by 40 feet, and a heating plant is housed in a small individual concrete building 20 by 20 feet. In addition to these permanent improvements there are several detached frame storage building, used as store rooms for

The entire property is valued at \$40.

on the part of the Washington organizations came from Samuel Collyer, of

Seattle.

**INTO HOMEBUILDING** 

Character of Community One of Chief Factors to Be Considered.

SCHOOLS ARE IMPORTANT

Church Life and Club Activities Held Effective Forces-In Construction of House Care in Planning Is Urged.

BY WILLIAM H. LEWIS. Manager Selling Department Ladd Estate Company. (Portion of address

NEW PORTLAND COMPANY IS TO MAKE MACARONI IN FACTORY BUILDING JUST LEASED.

Former Home of United States Cashier Company at Kenton, Which Is to Be Occupied by Portland

roni Manufacturing Company.

If a man is going to make his hom-

n a community he wants to know the

ions in the deed are important as reg-

plating the size of house and shutting out objectionable people or occupants. But care should be taken to assoure toe

egality of the restrictions and that hey are for a sufficient period, so that he character of the community may

become fixed.

They should be neither so high as to prevent the property from being built up nor so low as to let in a cheap grade of houses. They should in every case shut out apartment-nouses. While restriction as to the cost of the

he community, yet both the cost of the house and the cost of the lot are

Playgrounds Are Desirable,

should provide grounds for the devel-opment of tennis and other sports.

Community clubs such as those in Irvington, Laurelhurst and other sec-tions of the city do more to maintain a high community tone and are of

nore value to the community than can

in .some districts several denomina-tions have gone in and started strug-gling churches, so that no one of them can properly provide for the needs of

the community, the church has per-haps made very little contribution to the community life.

Architects Should Be Employed.

But there seems a disposition now on the part of the leading denomina-tions to unite in the community churches and let each take a certain section and fully provide for its needs.

If this is done such a church can be

distinctive and effective moral and so-cial force in any community. When it comes to the building of the house it is much harder for a layman

The same is true of churches. Where

The purchaser will want to consider

maintaining a good

ac fixed.

standard of building

delivered at Central Library last to Forest Grove, and Mr. and Mrs. Monday night.)

Simon place.

tax him too severely.

Mr. Simon found it necessary to sell his place in order to get on a smaller

farm, the work on which would not

The Potter block has been sold by Sam Potter to Mrs. Belle Butcher, of Gazley,

r. It is a concrete structure, 50x100 eet, with storerooms on the first floor

The building is the largest of its kind

\$5000 Sale Reported.

The one-story brick building located at 183 Front street, between Taylor and Yamhill streets, has been sold by the Joseph A. Strowbridge estate to J. Leve, a junk dealer, at a consideration of \$5000. The property was ac-

tion of \$5000. The property was acquired by the Strowbridge estate in

Centralia North Road Closed.

CENTRALIA, Wash., Nov. 4 .- (Spe

this

cial.)—Following heavy rains this week, the road along the new paye-ment leading north from Centralia has become impassable, owing to water

filling the holes left by the contrac-tors. In order to avoid accidents, County Commissioner Somerville yes-terday ordered the road closed until

the new paying is hardened enough for traffic.

Roseburg-Coos Road Aided.

ROSEBURG, Or., Nov. 4.—(Special.)
County Judge Marsters, who returned
from Salem today, announced that the
\$5900 appropriation asked to aid the
Camas Valley residents in rebuilding
a part of the Roseburg-Coos Bay highway had been granted. Judge Marsters
was assisted in presenting his request
to the State Highway Commission by

and 20 separate apartments in the up-per story, used for rooming purposes

The new proprietor is in po

in the city.

want?

But the flaying of a fee to a good architect is the best money spent in building a house. It is not alone the benefit of his artistic taste—though that is exceedingly important in building a house that is to be your home for many years, but in the actual dollars and cents he will save you much more than his fee drawing specifications on which a contractor can intelligently build, in avoiding changes and alterations during construction, and in the inspection of the work his technical knowledge will often detect poor workknowledge will often detect poor work-manship or inferior materials.

MONMOUTH FARM IS SOLD Tract of 160 Acres Brings \$23,500

From South Dakota Settler. DALLAS, Or., Nov. 4.—(Special.)—
Indications that times are picking up
come from Monmouth in the news of
a \$23,500 reality deal consummated recently. R. G. Simon sold his 160-acre
farm, four miles south of Monmouth,
to a Mr. Hansen, of South Dakota, for
a cash consideration of \$17,500 and
60 acres two miles out of Forest Grove.
The Simon farm is valued at \$100 an The Simon farm is valued at \$100 an acre. Mr. and Mrs. Simon have moved

es of Land Given.

FOUR POINTS PREDOMINATE

Comparative Factors in Class-

Location, Utility, Size and Shape Constitute Main Features in Determining Values of Urban Property.

BY HENRY E. REED, Assessor of Multnomah County The four cardinal factors in deternining land values, which are generally recognized by authorities, are location, utility, size and shape, Location includes access, for without it prop-erty would not have any value, Theoretically the most valuable lot

in any city is the one that is accessible to the greatest number of people; that is, in the center of population. But the center of population might be in a district inhabited by people of small means and low purchasing pow-er and the effect upon values would e small. Such is the case in Balti-

Therefore location and access can-not be considered alone, but must be tied to an allied factor—utility. As has airoady been said, the general rule is that the highest valued land, or the land of the highest utility, in any American city except New York, is that used for retail business.

Accessibility Big Factor. From these considerations have been rawn the rule that the most valuable land in a city is that land so located as to be accessible to the greatest number of people of the highest eco-nomic quality. Mere numbers of peonumber of people of the highest economic quality. Mere numbers of people passing a location will not give it value. The passers-by must have the purchasing power and must buy goods. Counts of passers-by are made in a number of cities, including Portland. While these are not an absolute measure of relative land values, they at least furnish an approximate guide and sare the best criterion known. A traffic count made in Portland for a 12-hour period last Spring showed the

Sixth and Washington, 60,940 Broadway and Washington, 57,537. Fifth and Morrison, 56,537. Fifth and Washington, 55,276.

Fifth and Washington, 55,270.

Broadway and Washington, 57,666.
It is at these points that will be of a large area of ground for a suita und the highest values in Portland, bie development and the cost of achief and Washington street which Third and Washington streets, which less than 10 years ago was the center of the retail business of Portland, now reports a little more than half the pedestrian traffic of Sixth and Washington streets.

Size and Shape Important.

ATTORNEY TO LECTURE ON "SAFEGUARDING PROPERTY."



The fifth lecture of the series being conducted at the Central Library on Monday evenings by the Reed College extension de-partment in conjunction with the Portland Realty Board will be

delivered 'tomorrow night at 8 o'clock by A. L. Veazie, a prominent attorney of this city.

Mr. Veazie's subject will be "Safeguarding Property," and he will endeavor to explain adequate title, abstracts, Torren's act, registered title, liens certificates of istered title, liens, certificates of ttile, party walls, tax delinquen-cies, escrows, morigages, the le-gal end of property ownership, the relations between the broker and the owner and between the tenant and the broker.

this case the utility would move on to the location where it could get the de-sired area and the small site would lose in competition with the larger

........

Frontage already has been discussed

This sum has been set aside for cash payment in dividends to POLI-CY-HOLDERS this year.

Not one cent will go to stock-holders, because there are none— the National Life of Vermont is owned by its policy-holders. All the profits are used to reduce the cost of insurance.

That the National is conducted on a safe and profitable basis is shown by the fact that five times during the last eight years the dividend scale has been increased.

-And in each year the general

## what they want and can draw very clearly on a sheet of paper the arrangement of the rooms, the location of hallways, stairways, windows, doors, etc., and can point/out to a builder the kind of exterior they want. Why, then, employ an architect, who will interfere with their getting what they want? WALUES ARE SHOWN BANKRUPTCY OFTEN AVOIDED BY ABILITY TO GET CREDIT

Attempting to Bolster Up Firm's Finances at Eleventh Hour Not Dependable and Value of Insurance as Aid With Banker Is Asserted.

BY LIFE INSURANCE EDITOR. does not apply for this protection of Its credit until femanded by the bank-Bankers have been slow to insist upon corporations protecting credit until \*emanded by the bankers have been slow to insist upon corporations protecting credit until \*emanded by the banker stands about one chance in eight of the stands about one chance in eight of the consummation of a business insurance transaction is always subject to a certain amount of delay.

It often happens that a corporation or firm needs money in a hurry to remedy some unexpected contingency. Where the company carries business

important officers," declares a Western financial publication. "The Shev-

until the local banker demands business insurance protection for the risk before a loan can be negotiated? ness insurance protection for the risk before a loan can be negotiated?

It must be remembered that more than 100,000 individuals who applied for life insurance last year were rejected by the medical examiner. The percentage of rejections is said to be percentage of rejections is said to be a contingencies.

may obtain from sources other than, Government reports, will be 106.5 per the main thoroughfare, but the advertent Just for illustration: Douglas cent. Just fo

It is not frequently met with, but is likely to arise in connection with any class of land. Land is said to have

12-hour period last Spring showed the in price over the value of the several ships on the Columbia River, 26 of them lots, the plottage would be slight. On to be built in Pertland costing \$12,000,the other hand, the plottage might consider the holding cost of obtaining the last lot necessary to bring the block under one ownership. "Detroit has her automobiles. Port-land is going to have her ships. We are going to build community ships and every man, woman and child will own a our logging camps, steamboats, saw-mills, shipyards and longshoremen. We will put the Port into Portland."

Alleys are valuable to all forms of suburban districts. As a general proposition a lot abutting upon an alley is more valuable than a lot that does not. The principal merit of alleys consists of access, light and air. Access is the most important, in that it permits the loading and unloading of goods in the rear of the store ware.

are reflected value, or absorption of value by proximity to centers, trans-portation, the action of the sun, the character of business done in business districts, social atmosphere in resi-dence neighborhoods as well as in apartment-houses and office buildings, and thoroughfare conditions. The comparative weight of these minor factors must be left to the judgment of the appraiser when he is considering and weighing the major factors.

NESS GAINS IN YEAR.

Portland Is Good Town and Getting Better," Says A. C. Callan, Who Cites Several Developments.

"Portland is a good town and is get ting better." Why, we had more building project in the first pine months of this year than all of last year. We are building a new \$1,000,000 postoffice, the First National Bank is completing a \$1,000,600 home, \$500,000 is being spent by the also Park and Morrison. The week of October 8 our banks had the largest gain in clearances for any one week and

are still growing.
"We are the leading city in 'umber production, also second in the United States in furniture manufacturing, and stand third as a manufacturing center of furniture in the world. We have the of furniture in the world. We have the largest woolen mill west of Cleveland We are the leading livestock center of the Pacific Coast, and we are destined to be one of the largest marketing points for the distribution in the West. Wool Business Grows.

Where the company carries business insurance a 20-minute session, or even less, with the banker will generally in case should cause bankers to demand that a proper amount of business insurance be carried on the lives around whom corporation credit is built."

less, with the banker will generally produce the amount requi cd.

On the other hand, if the banker demands the amount of the loan to be protected with life insurance there is a delay of possibly from ten cays to two weeks, which often results distributed.

When a corporation or partnership

percentage of rejections is said to be about 11 per cent on solicited risks.

Where life insurance protection is solicited by the applicant, the percentage of rejections is declared to be greatly in excess of these figures. And the majority of corporation insurance is solicited by the applicant when he understands that this protection, at the banker's request, is nucessary to secure a loan.

Therefore, the corporation which

Sugar Factory Finished.

ships on the Columbia River, 26 of them

GRAIN CHECK IS \$65,472

Record Garfield County Payment

Directory of Prominent

Life Insurance Arencies

Members of Life Underwriters

Association of Oregon

Wm. Goldman, General Manager, NATIONAL LIFE OF VERMONT, Oregonian Bidg.

E. L. Harmon, Manager, PENN MUTUAL LIFE, Northwestern Bank Bidg.

NEW ENGLAND MUTUAL LIFE, Northwestern Bank Bidg.

G. M. Slocum, Mgr., RELIANCE LIFE INS. CO., Pittsburg, Pa. 206 Morgan Bidg., Portland Or.

P. Lockwood, Vice-Pres, and Gen. Mgr., COLUMBIA LIFE & TRUST CO., 202 Stevens Bldg.

Pettis-Grossmayer Co., General Agenta, THE TRAVELERS INS. CO., 308-310 Wilcox Bidg.

E. W. Amesbury, Manager, NORTHWESTERN MUTUAL LIFE INS. CO. Northwestern Bank Bidg.

Judd Lowrey, Supt., AMERICAN CENTRAL LIFE INS. CO., 719 Dekum Bldg.

John Pauer, Superintendent, THE PRUDENTIAL INSURANCE CO., 601 Northwestern Bank Bldg.

T. H. McAllis, State Mgr., UNION MUTUAL LIFE INS. CO., Board of Trade Bldg.
Edgar W. Smith, Manager, EQUITABLE LIFE ASSURANCE SOCIETY, 306 Oregonian Bldg.

D. C. Herrin, General Agt., COLUMBIAN NAT'L LIFE INS. CO.,

State Members

Portland Realty Board

The following real estate men are

nice. We are going to have a steel mill Plottage Minor Consideration. with a payroli of at least \$1000 a week. The surveyors have been on the ground

Plottage is a minor factor of value,

Coos Bay and a line is upder considera-tion between Grants Pass and Crescent City. Our mines this year will bring us \$5,000,000. Grants Pass is shipping over \$500,000 worth of chrome ore. We have \$15,000,000 worth of contracts for

quiring and consolidating the several lots or tracts constituting the plot. business property, but of little benefit to residence property, especially in suburban districts. As a general

Eleven New Residences Started.

Permits were issued last week for the construction of 11 new residences in various parts of Portland, none of which is to cost in excess of \$5000. Harry J. Strowbridge has commissioned the Mautz Building Company to creek a \$5000 residence for him at \$75 Patton road in Georgian Court: Thomas Vigars is erecting a \$4000 residence for M. A. Black at 1169 East Oak street, in Laurelhurst; a new residence to cost about \$3750 is being creeted for Mrs. P. D. Amos at 266 Hazelfern place, Laurelhurst; a new residence to cost about \$3750 is being creeted for Mrs. P. D. Amos at 266 Hazelfern place, Laurelhurst; to this subject.

In these days of high buildings and \$3500 residence for min at \$155 Patton for him at \$155 East Eighteenth street, in Westmoreland; Waiter G. Moore is building a \$1200 residence at 1250. Second for the figure of the form of the control of the control

REALTY MAN ENUMERATES BUSI.

ch before the Realty Board Friday United States National Bank for a new building, new buildings are under con-struction on Broadway, Park and Alder,

This past season there was brought into Portland nearly 6,000,000 pounds

of wool, and next year we will handle more than 19,000,000 pounds. We have more miles of paved streets than any other city west of Chicago; we have a superb climate; the best water in the Frontage already has been discussed with respect to its bearing upon land used for retailing and other purposes. In general importance it ranks after location, utility, size and shape as a highway in the world, both as to engineering purposes and for light and air is prime. Air and light the retailer

surplus has also been increased, demonstrating that its dividends are comfortably within its earning

This remarkable showing is the direct result of the National's policy of "safety first" in the acceptance of risks and the selection of investments. The interest carned on investments in 1915 averaged 5.11%

An investigation of the National Life of Vermont will convince you that this old-established company offers the safest insurance that the same money can buy anywhere.

he accredited members in their re-spective cities of the Portland Real-y Board. None of these sought mbership, but were selected after membership, but were selected after a canvass of the available men in their line. If you have a real estate transaction in any of these cities or wish information, -rite them: Astoria-Astoria Harbor Imp. Co. Bend-J. A. Estes. Heppner-Smoad & Crawford. Roseburg-W. A. Bogard.

BUILDERS' SUPPLIES and HOME SUGGESTIONS

AAS J. C. ENGLISH CO. LIGHTING FIXTURES O

E. Irving and Union Avenue Factory to Consumer. Phones-E. 1245, C 1265.

There Is a Good Paint House in Portland TIMMS, CRESS & CO.

184 SECOND STREET

Men and Women of Good Character Wanted to Act as Agents. WM. GOLDMAN, General Manager 200-210 OREGONIAN BLDG.

Your Share of \$1,446,385.81



METHODISTS OF ASTORIA ORDER NEW CHURCH BUILDING TO COST ABOUT \$20,000.