REALTY MARKET DEALS NOT LARGE

Other Than Development Plan of W. P. Fuller & Co., Transactions Not Significant.

LOS ANGELES MAN WINS

With Expiration of Option Held by Frank E. Dooly, Overland Automobile Building Property Passes to B. L. Harding.

Aside from the development that W. P. Fuller & Co. will probably purchase more than a block of land bounded by East Seventeenth, Holgate, Mall streets and the Southern Pacific tracks as the location for a $100,000 wholesale and warehouse plant and the purchase of a valuable parcel of property on Ella street, near Washington, made by F. E. Taylor, inside property dealer, there were no significant realty happenings in Portland last week to divert attention from a realization of the fact that the high cost of labor and materials is bound to retard building development and make residences now standing worth materially more than they have been.

The property on which W. P. Fuller & Co., big wholesale dealers in paints, oils, glass, doors, etc., expect to build their plant is owned by B. H. Bowman, of Portland, and the Breyman estate, of Salem, and is understood to be worth between $20,000 and $25,000. The holding embraces about 120,000 square feet of ground area, being 350 feet by about 379 feet in dimensions.

The plan is to build a large one-story concrete building and to erect four large tanks, each with a capacity of 15,000 gallons, to be used for the storage of linseed oil, lubricating oil and turpentine.

Because there is an ordinance which prohibits the erection of a building within 200 feet of turpentine storage, the City Council will be obliged to pass a new ordinance before the proposed improvement can be made, and the actual purchase of the property will not be negotiated until that time. The option on the purchase, which was to have terminated last week, has been extended, pending official action by the Council, but there now appears to be little doubt but that the deal will go through.

The members of the new City Council viewed the premises last week and, after investigating the plans, placed their informal approval upon the plan. The proposed new ordinance is now being framed and will probably be adopted at an early meeting of the Council. It is said that the proposed new plant will be the most modern of its kind in the entire West.

F. E. Taylor has purchased from Peter Moor a lot having frontage of 55 feet on Ella street and 100 feet depth, 150 feet north of Washington street, facing the east, known as 45 North Ella street.

Mr. Moor accepted as part payment in the purchase of this property lot 3, block 2, Broadway Addition, improved with modern seven-room house, lots in Fairfield Addition, Griswold tract and Arleta Park No. 2, over $7200 being paid in cash and mortgages.

Mr. Taylor has not, as yet, signified what he intends to do with the Ella-street property, but later will, in all probability, improve it with a modern apartment-house.

A number of local automobile concerns have been laying tentative plans for the leasing of new automobile store buildings and the present week should bring forth at least one or two definite announcements.

When Frank E. Dooly last week allowed his option on the Overland automobile building, located on the southwest corner of Davis street and Broadway, to expire, that property automatically passed to B. L. Harding, of Los Angeles, who recently bought the property, subject to Mr. Dooly's option, which was governed by a consideration of $110,000. The Overland corner was owned formerly by William A. Lombard, of New York City, who, it is understood, took title to valuable Riverside, Cal., property as part of the consideration tendered by Mr. Harding. Mr. Harding a few months ago bought the Oregon Motorcar Company building, which adjoins the Overland building directly on the west, and sold it soon afterward to Max H. Houser. The Overland building is a three-story and mezzanine floor structure, which is under lease for a term of years to the Overland Pacific Company.

School Bids to Open July 19.

Bids for the construction of the third unit to the Franklin High School will be opened on July 19, according to announcement made last week. A total of $120,000 is available.

Contract Let for Big Garage.

The contract for the construction of the large garage and stable building to be built on property 100 by 200 feet in area on Seventeenth street, between Overton and Northrup streets, for the Wells-Fargo Express Company, has been awarded to Litherland & Abrey. A portion of the new building, which is to be of brick construction, with steel trussed roof, will be two stories in height and the balance one story only.

Town of Boardman to Have New School

A Portland architect, E. Francis Williams, has been commissioned to prepare plans and specifications for a one-story and basement school building that is to be built at Boardman, near Hermiston, in Umatilla County. The structure is to be of the mission type, either with concrete or tile walls, and is estimated to cost about $15,000. Mr. Williams is also drawing plans for a community church to be erected at Boardman.

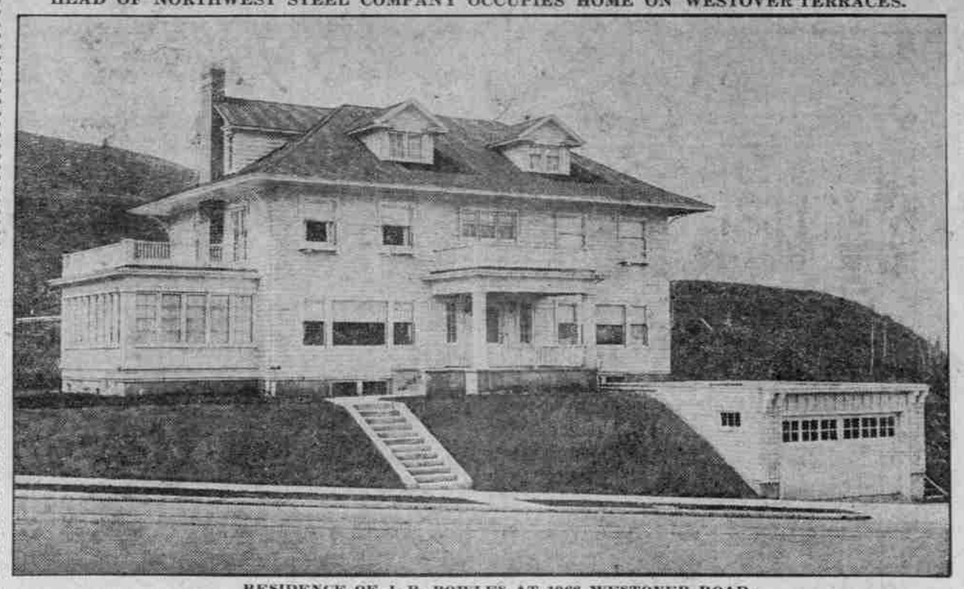
$30,000 Apartment Planned.

From plans completed some time ago by Goodrich & Goodrich, Portland architects, Dr. I. N. Palmer is about to order the construction of a new two-story and basement apartment-building on his property 75 feet square located on Garfield and Killingsworth avenue, according to an announcement made last week. The probable cost of the building is estimated at $30,000. The exterior is to be of brick veneer. The building is to be divided into six three-room apartments, six four-room apartments and four two-room apartments.

$16,000 Farm Sale Reported.

Hecker & Beam report that they have sold the J. D. Barber place at Riverside School, lying about five miles southwest of Albany on the Albany-Corvallis road, says the Albany Democrat. The purchaser is L. Harrod, of Portland, who paid $16,000 cash for the property, livestock and equipment. Mr. Harrod will take immediate possession and continue the farm operations as conducted heretofore by Mr. Barber. The place is improved with modern dairy barns and has a fine commercial orchard on same.

HEAD OF NORTHWEST STEEL COMPANY OCCUPIES HOME ON WESTOVER TERRACES.



RESIDENCE OF J. R. BOWLES AT 1066 WESTOVER ROAD.

REALTORS PLAN TRIP

Portlanders to Number of 250 May Go to Grays Harbor.

AUGUST 9, 10, 11 ARE DATES

So Far 178 Have Signed Up for Jaunt to Interstate Realty Association Convention on Special Train—Others May Go.

Indications point to the attendance of nearly 250 Portlanders at the coming annual convention of the Interstate Realty Association of the Northwest, to be held at Aberdeen and Hoquiam, on Grays Harbor, August 9, 10 and 11.

Thus far a total of 173 have signed up for the trip and the committee in charge of making the trip arrangements has by no means completed its canvass. In addition to the delegation from Portland it is expected that perhaps 100 realtors and their wives and friends from points in Oregon outside Portland will go to Grays Harbor on the special train to be run from Portland.

Following are the names of those Portlanders who have signed up to make the trip:

Mr. and Mrs. F. E. Taylor and family, George P. Dekum, Messrs. Callan & Kaser, Paul A. Cowgill, Paul C. Murphy, Mr. and Mrs. Frank L. McGuire, F. V. Parsons, George T. Moore, H. L. Idleman, Frank McCrillis, Mr. and Mrs. Frederick H. Strong, Herman von Borstel, H. R. Hill, J. D. Wharton, Joseph M. Healy, G. G. Rohrer, Mr. and Mrs. L. W. Cronan, Mr. and Mrs. O. V. Badley, Mr. and Mrs. B. Lee Paget, Mr. and Mrs. George E. Englehart, Ralph Ackley, Herbert Gordon, C. W. Borders, the Scandinavian-American Realty Company, H. H. Urdahl, I. G. Davidson, John E. Cronan, E. J. Geiser, W. S. Russell, Fred W. German, W. H. Ross, I. M. Walker, E. J. Daly, George W. Henry, T. J. Seufert, Henry W. Fries, Phillip V. W. Fry, E. S. Jackson, Mr. and Mrs. E. B. MacNaughton, O. K. Jeffery, J. M. Ayres, C. A. Houghtaling, Arthur K. Hill, Charles Ringler, N. H. Lamb, Mr. and Mrs. Leo Friede and son, Title & Trust Co., Pacific Title & Trust Co., J. D. O'Donnell, Robert H. Strong, George P. Lent, Campbell, Smith & Cook, M. E. Lee and son, G. F. Peck, Henry R. Dabney and brother, Mr. and Mrs. Earl A. Clark, M. J. Clohesey, Mr. and Mrs. W. A. Firebaugh, Mr. and Mrs. J. L. Harrison, George D. Schalk, George W. Stapleton, T. J. Baldwin and wife, W. H. Webb, C. G. Cunningham, H. G. Terry, Frank McFarland, J. G. Rainey, Mr. and Mrs. Frank L. Warren, Abstract Title Company, W. H. Mall, Whitney L. Boise, William P. Richardson, C. W. Cather, M. T. Duffy, L. K. Moore, Tom M. Word, R. M. Dooley, Jr., K. B. Ritter, E. J. Lowe, T. B. Nauhausen, J. C. Corbin, Leon H. Bullier, Mr. and Mrs. Russell, J. J. Robbins, D. L. Kimball, George Powers, Dorr E. Keasey, Albert E. Cleveland, R. F. Bryan, Richard Wilder, Samuel Doak, W. A. Barnes, George E. Parkhill and wife, John S. Beall, United States National Bank (two representatives), Charles H. Houck, Joseph M. Blair, Mrs. Clara B. French, O. Rothschild, Arthur B. Carlson, D. C. Goldenberg, Robert Krims, United Artisans (one representative), E. J. Demmer, J. B. Holbrooke, W. J. Strode, Ira F. Powers, Talmadge Realty Company, Stanley S. Thompson, S. S. Battin, Charles L. Weaver, Cord Rengstake, Samuel Baker, J. B. Nye, E. B. Holmes, Fred F. Huntress, John Lockhart, W. W. Jordan, Angelus Studio, W. C. North, Hon. A. L. Barbur, Mayor George L. Baker and wife, Hon. John M. Mann, wife and son, Charles F. Berg, Heald Map & Door Co. (two representatives), Max Luoddemann, G. L. Smith, E. N. Wheeler, John F. Arnold, Charles H. Everett, J. M. Cameron, Clifford Reid and wife, O. O. Stetten, Walter C. Smith, G. R. Smith, E. T. Price, Mr. and Mrs. Marion C. White, The Bronz Co., A. W. Yates, J. R. Tomlinson, W. E. Pinzer & Co., Oregonian Publishing Company.

CLARK LEAVES COMMITTEE

F. E. Taylor Succeeds to Place on Appraisal Board.

At the last meeting of the Portland Realty Board a letter was read from F. N. Clark, announcing that he was obliged to submit his resignation from the appraisal committee of the board due to the fact that he is absent from Portland a considerable portion of the time.

Frank L. McGuire, president of the board, has appointed F. E. Taylor, ex-president of the Portland board and now president of the Interstate Realty Association of the Northwest, to succeed Mr. Clark.

130 ACRES BRING $16,500

Californian Sells Home Parcels From 400-Acre Tract.

C. C. Shay, of Portland, has purchased the Kaiser orchard and farm, located on the Jacksonville-Central Point road, comprising 130 acres in pears, apples and general farm products, paying therefore $16,500, says the Medford Sun.

H. C. Christoffenson, of San Rafael, Cal., who some months ago purchased the Morris tract of 400 acres east of Talent, has already disposed of several home parcels in that tract to California people.

NAPAVINE MAN BUYS FARM

J. G. Haight Place Will Be Subdivided Into Acreage.

CHEHALIS, Wash., July 7.—(Special.)—J. G. Haight, of Napavine, who recently sold his farm to the Napavine Land Company to be subdivided into acreage, has purchased the 55-acre farm of W. G. VanHorn, on the old military road between Napavine and Newaukum Schoolhouse. The price, $5500, includes stock and other farm equipment.

Mr. Haight has taken possession.

Linn County Ranch Sold.

R. L. Winnifred has sold his 80-acre ranch near Halsey to D. Townes, of Stayton, who has taken possession, according to the Albany Democrat. The Winnifred ranch was one of the most highly improved in the county and one of the finest equipped places in the Willamette Valley. Mr. Winnifred would not state the consideration.

1400 Acres Bring $56,000.

A real estate transaction involving the sale of 1400 acres of hay, grain and miscellaneous land in the Pocahontas district for $56,000 was consummated this week, says the Baker Herald. Miles Lee is the former owner of the property and Burgess Bros. are the purchasers.

HOMELESS WANT FARMS

WAR-STRICKEN PEOPLE OF EUROPE LOOKING TOWARD OREGON.

James Slevin, Now in Portland, Is Anxious to Locate Land Enough to Care for 3000 Belgian Families.

James Slevin, who is traveling all over the United States looking for farming lands to be used for settlement by war-stricken people of Europe, arrived in Portland last week with the announcement that he is anxious to locate a total of 300,000 acres of Oregon lands, or about enough to take care of some 3000 Belgian families.

In the development of the varied industries that will undoubtedly be launched by the new settlers Mr. Slevin figures that an investment of some $5,000,000 will be made in the aggregate.

Mr. Slevin is planning to bring complete community units to Oregon and other parts of the United States where colonies of flax growers, artisans, manufacturers and merchants of various types are to be developed according to the general colonization plan. It is proposed to build suitable roads among the different settlements and retain the community spirit of the home country.

Mr. Slevin hopes to bring the first contingent of European refugees to Oregon about the first of the year. He proposes to send them to America on two large ships, where there will be plenty of room for the baggage of each family.

ZONING SYSTEM TO BE TOPIC

Address Scheduled for Lawson Purdy at National Convention.

The rapid growth of our cities, with the natural change from residential sections to business, apartment and industrial developments, has had a very serious effect on real estate values.

Within the last five years conditions have become critical in many places, and many earnest men have devoted much time to a careful study in an endeavor to find some way to stabilize real estate values. This has resulted in the so-called zoning system, and its adoption in New York, the greatest city in the world, has been the most important legislative action of recent years, in the opinion of many prominent men in the metropolis.

It is a real estate proposition and has been given a great deal of attention by real estate men throughout the country, and many real estate boards have appointed committees to investigate local conditions in connection with this movement.

With this in mind, Henry P. Haas, of Pittsburg, president of the National Association of Real Estate Boards, announces that Lawson Purdy, president of the Board of Taxes and Assessments of New York City, under whose department the effect of the New York zoning bill has been very noticeable, will speak on this subject at the 10th annual convention of the National Association of Real Estate Boards in Milwaukee July 27.

REALTORS TO MEET

Interstate Convention Will Be August 9, 10 and 11.

250 EXPECTED TO ATTEND

List of 173 Already Signed for Sessions at Aberdeen and Hoquiam—Canvass Is Not Yet Completed.

With the prices of all classes of building materials far above the levels of a year ago and with labor hard to get, the residence market of Portland faces a peculiar situation. Builders who erect homes for sale are holding off in their activity and fewer than the normal number of residences are being commenced by private owners.

As a result of the present situation those in touch with the market say that the old residences about Portland which have been vacant for indefinite periods are certain to be in demand as long as present conditions prevail. Either these residences will be altered and repaired or else occupied in their present state.

Although builders are rather disgruntled at the prospect of forced idleness during coming months they are ready to admit that the occupation of all the old residences that are at all suitable will exert a wholesome influence on the future.

Meanwhile the owners of various classes of property are said by realtors to be tightening up on their prices and many who were recently anxious to sell are now reported as unwilling to give options. Another encouraging sign is found in the fact that a number of realty men are themselves buying up properties which they consider to be "snaps."

Apparently dearness of buildings is not singular to Portland. Under the heading "If You Contemplate Building, Build Now," Realty, a New York magazine, has the following to say on the building situation:

"At the present time, judging from various reports which come from different sections of the country, there is a wide divergence of opinion in regard to the question of whether or not it is advisable to build in spite of the high level of building material prices.

"While it would seem logical that building should fall off during a period when prices are high and labor scarce, it is nevertheless true that general construction operations for the first half of 1917 show a considerable increase over the figures of preceding years. This is partly due to the increased demand for factory construction and improvements resulting from the placing of large war orders and orders emanating from increased local and foreign demand.

"The high prices of building materials today are the result of increased consumption, disrupted transportation facilities and the limited capacity of the average plant which is producing building material. Many industries report orders far in excess of present stock on hand, some factories being sold up until the middle of next year.

"If building is contemplated now or in the near future, the best advice Realty can give is to order materials now, and there is no indication that there will be a falling off for at least 12 months."

Pasco Coming to Front Rapidly.

PASCO, Wash., June 30.—(Special.)—The completion of the yards of the Pasco Union Stockyards Company, at a cost of $40,000; the building of the new permanent highway known as the Rattlesnake Flat road, at a cost of approximately $35,000, and the stationing of a company of Idaho National Guards here mean thousands of dollars to the community.

An Argentine Chamber of Commerce is to be established in Madrid.

GARAGE AND HOME SHOULD HARMONIZE

Architectural Construction of Car Shelter Is Important in Modern Residence.

SALE DEPENDS ON TYPE

Expert Advice Given to Prospective Builders — Drained Floor of Concrete With Pit as Desirable Feature.

Many people living in this enlightened day and age seem to think the only things to be considered in construction of a home for the automobile is size. If the garage is large enough to shelter the machine, why, isn't that all that's needed? Indeed, many do not give a second or even a first thought whether the garage they are about to construct will harmonize, when erected, with the general surroundings. In a half-blind way they will build a frame garage at the rear of the concrete home or a sheet-iron structure not many feet from a neat and trim bungalow having shaked exterior and paper roof. Everybody else along the street has done the same thing, so what's the use of being a crank along this particular line? In other words, "do as the Romans do," and let it go at that.

This theory may be all right so far as the present owner of the property is concerned, but when the time comes when "Mr. Present Owner" desires to sell—that may be another story. The prospective buyer runs out to see the place under "discussion." The house is very satisfactory so far as the arrangement of the rooms, etc., is concerned, but when he looks toward the rear of the lot he cannot help but see the garage, and right there, if he has an eye for beauty and harmony, he receives a jolt—and so does the owner. Next day the prospective buyer's wife goes out to look over the property. When she sees the garage she throws up her hands. She refuses absolutely to sanction the buying of the place unless the present owner either burns the offending structure or carries it off the place. And anyone who knows anything about real estate sales realizes that the average real estate sale hinges on the word of "the wife." It would seem, then, a good plan to consider the question of harmony when erecting the home for the new car.

Type of Home to Be Followed.

The lines as well as the material should have its share of consideration. As far as possible the type of architecture used in the construction of the home should be continued in the building of the garage. Let the garage built along mission lines be used in connection with the home of like type of architecture, while the Colonial home has beside it an auto house carrying at least a Colonial touch in its general outline. The sheet-iron garage is unsightly at the best and should be confined for use in connection with the dwelling made of like material.

One point should be insisted upon in the construction of the garage—it should be sufficiently large to house the machine without in any way "squeezing." The ideal size for the garage which is to accommodate the average-sized machine is about 14x18 feet. This gives plenty of room around the sides of the machine for the construction of benches, cupboards, drawers, tool chests and other time-savers and necessities. Then, too, there should be plenty of room left around the car after it is in place for the owner to walk around without inconvenience. If the motorist is cramped in any way that very fact is sure to make the work on the car all the more unpleasant. The motorist should also make sure that the doors of the garage are made sufficiently large to permit the car to pass through with the top up. There are quite a number of machines that will "squeeze" through a door seven feet in width and even less, but with the door of this width there is danger of "smearing up" both garage and machine, not to mention the driver. It is just as easy to play safe by making the door eight feet wide, so why take a chance? As to height, the door should be at least seven feet, while the 7½-foot door will accommodate practically any machine with top up. With regard to this door question—the owner should build to accommodate the machine belonging to the next owner of the place, not merely his own.

Lots of Light Desirable.

The garage should have plenty of windows and, if possible, these should be scattered around all sides, so that one window may break the shadow caused by another. There is nothing quite so vexing as to try to work among the "innards" of an automobile with an insufficient amount of light, while this fact very often results in additional expense. Make the windows large and numerous. For illumination by night use nothing but electricity. There is always more or less gasoline around the automobile house, and it should be remembered that it takes but a single "pop" to wreck the whole place.

An important part of the garage is the floor. Wherever possible this should be made of concrete, and should be drained, the slope being either toward the sides or center, the drainway being preferably out of the rear of the building. There may be other materials "just as good" as concrete for the garage floor, but as a "tip" insist on concrete. When it is desired to make a pit in the garage, make this about four feet in depth, as a pit this deep will permit the workman to sit on a box or chair while "tinkering," rather than being compelled to stand up. This point is seldom considered in the construction of private garage pits.

Where the garage floor is put in the work should be done right at the start, so that there will need be no duplication of the job a year hence. If put in right, it will last a lifetime.

SMALL HOUSES FIND BUYERS

Purchasers in Several Instances Prepare to Improve Property.

The Fred W. German Company reports the sale of lot one, block six, Glenayrie addition, for G. Andrews and wife, to local parties.

For William M. Ryan and wife the property at 621 Willis boulevard, University Park, was sold to F. H. and Dora Kearney.

Lot 27, block 120, University Park, was sold to Blanche Hennessy for Elmer Upton and wife. This property is improved with a three-room cottage and is located at 1836 Dwight street.

A vacant lot on Eleventh and Beach streets, Lincoln Park Addition, was sold to Philip Miller for Ida Warren, a non-resident.

For Charles Chapman and wife, now of Richmond, Cal., the property at 864 Harold avenue was sold to A. W. and Rose Dunn. This property is improved with an old cottage, and the new owners are contemplating extensive improvements.

Mr. German personally purchased lots 38 and 39, block 36, Jonesmore Addition, from H. W. and Lucy Fretwell, and made a resale of the same to Ralph E. and Rose Thompson.

Mr. German took title to the property located on East Seventy-fourth and Brazee streets from C. N. Wallace and wife, and also purchased from James and Isabella Elliott, of Fullerton, Cal., lot 5, block 34, Woodlawn, located at No. 524 Durham avenue, and made a resale of the property to Mr. and Mrs. Schneider.

For Umbdenstock & Larson Company Mr. German sold to Mr. and Mrs. Lane lots 6 and 7, block 9, Jonesmore Addition, located at No. 265 East Seventieth street North, and improved with a five-room modern bungalow. Consideration all cash.

Lots 45 and 46, block 7, First Electric Addition, located at 1533 Lancaster street, were sold for C. E. and Leona Wilcox to Thomas and Mrs. Burse. This property has a three-room house and the new owners are rebuilding.

For F. Newbauer, lot 7, block 8, Highland Park Addition, was sold to A. L. Schacht. This property is located at No. 1308 East Sixteenth street North, and is improved with a three-room rundown cottage.

Lot 6, block 24, Katherine Addition, unimproved, was sold to J. M. Plugh, consideration all cash.

A. J. and Cora Baker purchased four fractional lots in Whitwood Court. This property has a small two-room cottage on it.

F. D. Warner purchased a one-acre tract, highly improved, at Maplewood Station on the Oregon Electric from A. W. Buchanan and wife. Fred W. German purchased tracts 1 and 2, subdivision of tract 10, Wiseacres, near Fellers Station, on the Oregon Electric, and made a resale of the same to Charles and Emma Root. A partially improved ranch of 167 acres was sold for Bridget Dooney to Carl and Francis J. Shulz. This ranch is located about three miles from Swenson and 12 miles from Astoria, and the new owners are taking immediate possession and expect to develop this place into a first-class stock ranch.

ONTARIO BAN KBUILDING SOLD

120-Acre Ranch, Highly Improved, Also Changes Hands.

Two real estate sales of more than ordinary magnitude have just been closed in Ontario, says the Ontario Democrat.

Ward Canfield and J. M. Butler sold to A. L. Sproul and Jacob Pringing their 120-acre ranch seven miles southwest of Ontario. It is a valuable and highly improved piece of land. The consideration was not learned.

J. A. Lackey sold the First National Bank building to A. L. Cockrum. It is said that the entire building, occupied by the bank, the Ontario Hardware, the telephone exchange and the offices and lodges on the second floor, will be remodeled. Consideration of this transfer was $21,000.

CHEESE FACTORY OPENS

Plant at Estacada to Extend to Use Available Milk.

ESTACADA, Or., July 7.—(Special.)—The newly built plant of the Estacada Co-operative Cheese Association began operations last Saturday, with the milk offerings for the first day well beyond the expectations and nearly equaling the capacity of the plant.

The capacity is 4800 pounds of milk per day, and, as 4600 pounds was delivered the first day, with 1000 or more pounds in sight, the directors have decided to purchase an additional vat, thereby increasing the capacity to about 6000 pounds.

The output of the plant is 400 pounds of cheese a day, with all orders already contracted.

This plant is now handling the milk supply from Estacada, Garfield, Currinsville, George, Eagle Creek, Springwater, Dodge, Viola and part of Barton.

There is, in the northern part of Arizona, a wonderful deposit of petrified wood, covering nearly 100 square miles.

FLORIST HELPS TO KEEP SOME AMERICAN HOMES IN PEACE

Reminder of Wife's Birthday Suggests That Provision Be Made to Keep Her in Comfort After Money Earned Has Gone.

BY LIFE INSURANCE EDITOR.

IT HAS been said that the average American man cannot, on the spur of the moment, recall the day upon which falls the anniversary of his wife's birthday. Whether or not this arraignment is true, an enterprising New York florist has conceived an idea which is effective, sentimental and artistic.

The New York Journal offers the following editorial comment relative to this plan:

"Here is, to us, a new idea that illustrates one entertaining side of American married life.

"A well-known florist sends out indiscriminately to prosperous and supposedly affectionate husbands a cheerful little postal card. On it is written, 'Date of my wife's birthday—remind me of it.'

Reminder Does Work.

"The affectionate husband mails it back to the florist.

"Then, every year, on the birthday of 'the dear one,' or a day before, the florist rings up the husband and says, 'What about your wife's birthday? Any flowers?'

"The husband says, 'Thanks very much for reminding me. Send up a box of roses, with "Much love and devotion" written on a card. Don't forget to remind me next year.'

"The wife gets the box of flowers on her birthday and the card with all the love and devotion. The husband pays the bill and all is serene in that happy American home.

"The husband goes down to his work making money.

"The wife leans back in her straight-front or crooked front corset and says to all of her friends as they come in and roll up their eyes when they see the flowers, 'Yes, Henry never forgets.'

"Dear Henry never forgets, thanks to the florist.

"How many American homes are kept happy and smooth by these intelligent reminders?"

Lasting Remembrance Urged.

But American beauties, chrysanthemums, orchids or any other flowers, for that matter, cannot be exchanged for food, clothing or rent. And so it happens that the great co-operative societies commonly known as life insurance companies have, in the vernacular, "gone the florist one better."

Some day something may happen. Some day there may be a widow—once your wife—and, too, sad-faced children. You could not then on the anniversary of your wife's birthday send her flowers, nor would you care to. But you can send her something more substantial on the anniversary of her birthday—something which will pay the rent and buy food and clothing. You can send her a check which will be paid to her on the anniversary of her birthday as long as she lives.

The life insurance societies call this particular form of insurance "life income insurance." And if you had your choice of celebrating the anniversary of your wife's birthday after you had departed this life, with a bouquet of flowers or a check of substantial figure, which would you consider to be the better investment from a practical as well as a sentimental viewpoint?

CLEANUP TIME IS HERE

VALUE OF FIRE PROTECTION WORK BRINGS COMMENT.

Money Spent for Paint Is Regarded as Well Invested, and Is Benefit to Entire District.

At this time of the year, which among the Indians is known as the "skin-shedding season," there comes an insistent urge to brighten up the surroundings, even as nature is throwing off the dull cloak of Winter and donning the shimmering garments of Spring, says the Realty Magazine in its current issue. This is the "clean-up and paint-up season," and into the mind comes Ruskin's simple admonition, "Obey the nobler impulse."

The practical value of cleaning up about the house and grounds is constantly becoming more clearly realized by the people of America. In many of our great cities, and in the smaller ones, Clean-up week has been solidly established.

One directly valuable result of cleaning up is the considerable lessening of the fire hazard in dwellings and communities. The hoarding of inflammable material in cellars, closets and attics is characteristically American and at the same time is a direct contributing cause of many fires. The reports of fire marshals of various states show a large percentage of fires caused by the ignition of rubbish, both in and near the house. Accumulations of newspapers, rags and other inflammable material should be avoided unless such material be kept in a metal or metal-lined receptacle.

It is noticeable that in every community where the practice of cleaning up has become general the fire loss is lessened.

Money spent for paint to brighten up the walls and fences, as well as interiors, is money well invested benefiting both community and individual property owner. The logic of this statement is simple and incontrovertible. Compare real estate values in clean, fresh, attractive communities with those where the houses are run down and weatherbeaten!

700-Acre Douglas Ranch Sold.

ROSEBURG, Or., July 7.—(Special.)—An important deal was consummated here this week, when William Pickens and John Metz, both business men of this city, purchased the O. A. Martin ranch near Canyonville. The ranch contains approximately 700 acres and is one of the most productive rural properties in Douglas County. In part payment for the ranch Mr. Metz and Mr. Pickens turned over their residence property here to Mr. Martin. Although the consideration was not made public, it is known that the owner a short time ago refused to sell the ranch for less than $25,000. Both Mr. Metz and Mr. Pickens will give the ranch their personal attention. The farm is equipped with a large tractor and other implements.

LOWER BROADWAY CORNER IS ABOUT TO BE IMPROVED WITH MODERN AUTOMOBILE BUILDING TO COST BETWEEN $10,000 AND $15,000.

New Home of Fred Dundee's Motor Car Repair and Machine Works as It Will Look When Completed on Property of Stone Estate at Northwest Corner of Flanders Street and Broadway Pursuant to Plans by Houghtaling & Dougan, Architects.

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

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

H. G. Colton, Manager,
MASSACHUSETTS MUTUAL LIFE.
Chamber of Commerce Bldg.

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

Horace Mecklem, Manager,
NEW ENGLAND MUTUAL LIFE.
Northwestern Bank Bldg.

M. T. Abel, Mgr.,
RELIANCE LIFE INS. CO., Pittsburg, Pa.
206 Morgan Bldg., Portland, Or.

Pettis-Grossmayer Co., General Agents,
TRAVELERS INSURANCE COMPANY,
303-310 Wilcox Bldg.

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

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.

Elgar W. Smith, Manager,
EQUITABLE LIFE ASSURANCE SOCIETY,
306 Oregonian Bldg.

State Members Portland Realty Board

The following real estate men are the accredited members in their respective cities of the Portland Realty Board. None of these sought 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, write them:

Astoria—Astoria Harbor Imp. Co.
Bend—J. A. Estes.
Roseburg—W. A. Bogard.