

REALTY CONDITIONS FOR IMPROVING

Portland Men Optimistic on
Return From National
Association Sessions.

ATTENDANCE IS RECORD

Conferences at Milwaukee Well
Worth Trip, Says Frank McGuire,
Who Also Is Pleased With
Hospitality of City.

Realty conditions over the country
are improving steadily, with the prospect
that activity during the coming
few years will be marked, according to
the impressions gained by the Portland
realty men at the tenth annual
convention of the National Association
of Real Estate Boards held recently
in Milwaukee, Wis.

Those from Portland, who traveled
a total distance of 4640 miles to attend
this convention, were: F. E. Taylor,
president of the Interstate Realty
Association; Paul C. Murphy, manager
of the Laurelhurst Company and a
member of the "Buy-a-Home" committee
of the National Association; Harry
Jewell, manager of the Fred A. Jacobs
Company; Dean Vincent, member
of the executive committee of the
National Association; Paul A. Cowgill,
secretary of the Portland Realty
Board; Frederick H. Strong, manager
of the Ladd Estate Company; W. J.
Patterson, president of the Oregon
Bond & Mortgage Company; J. O. Elrod,
president of the J. O. Elrod Company,
and Mr. and Mrs. Frank L. McGuire.

Representation Is Good.
"A good representation of the 160
realty boards of the country was present
when the convention was called to
order by the National president, Henry
P. Haas, of Pittsburgh, Thursday, July
24, and was in continuous session until
and including July 27," said Mr. McGuire
upon his return. "In spite of the
war conditions and extensive hot
weather a new record for attendance
was established, there being about 1350
present. The convention was held in
Milwaukee's magnificent auditorium.
The program arranged was varied
and substantial, and the speakers
inspired the association's results of their
best thoughts and endeavors."

"The four conferences on 'Finance',
'Building', 'Selling', 'Houses',
'Leases and Rentals', 'Subdivisions'
and 'Valuations' were each worth the
price of a trip across the continent,
and were extremely educational and
interesting."

"The silver trophy cup, given for the
best five-minute talk, falling briefly,
concisely and intelligently on the merits
of the speaker's home town, was won
by a delegate from Pittsburgh against
18 other contestants. It will be re-
membered that in 1912, at Winnipeg,
Canada, the cup was won for Portland
by Dean Vincent, who was president of
the local board at that time."

"Although Portland made no attempt
to secure recognition of any kind, it
was honored by the election of Paul
A. Cowgill, secretary of the Portland
Realty Board, as vice-president of the
National Association of Secretaries of
Real Estate Boards, which holds its
annual in connection with the
National Association."

"One of the Portland delegates, Paul
C. Murphy, secretary of the Home
Company, read a very interesting paper
on the 'Buy-a-Home First' movement."

"The people were hospitable and the
entertainment lavish. One of the
features was an automobile ride over
40 miles of concrete road, there being 130
miles of this character of road in Mil-
waukee County. Other features were a
band concert at Lake Park; a boat ride
on Milwaukee Bay, with a reception to
incoming and outgoing officers on the
boat, and a general tour of Milwaukee,
a city of rare beauty, with its undulating
hills and valleys, the blue waters of
Lake Michigan, its numerous parks and
boulevards, public art galleries and in-
teresting museums."

RANCH NOW ADAMS' EDEN

PROMINENT ATTORNEY AND SON
BUY 50-ACRE FARM.

Place Near Warren Is Fully Equipped
With Stock, Implements and Crops
Are in Good Condition.

H. B. Adams, a prominent attorney
of Portland, and his son, Paul, have
purchased the J. Johnson ranch of 50
acres near Warren, Or. The farm is
fully equipped with stock, implements
and crops. The present owners have
christened the ranch "Adams' Eden."
Paul Adams has taken full possession
of the ranch and will operate it. He
will be ably assisted by his parents
who will spend their vacation at
"Adams' Eden" as the farm is within
easy access of the city.

The purchase price exceeded \$10,000.
The deal was a cash sale made through
the office of the Oregon Home Build-
ers, by Messrs. C. M. Derr and E. H.
Fry.

REALTORS' DIRECTORY ISSUED

Portland Board's Publication Has
New Department.

Under the direction of a committee
composed of Herman von Borstel,
chairman, George T. Moore and Paul C.
Murphy, the Portland Realty Board
last week issued a new directory of 64
pages containing the constitution and
by-laws, the list of official commis-
sioners and the code of ethics of the
Portland board as well as a list of its
officers and committees and of all ac-
tive, associate and affiliate members.
It is the most complete and handsome
volume that has ever been published by
the board.

A new feature in the new booklet is
a department giving "Facts About
Portland."

THE OPTIMISTIC REALTOR.

Why shouldn't the spirit of Realtor be
aloud,
Though his purse be no heavier than
dew?
His wants he proclaims by custom,
And the Goddess of Wealth reveals
ne'er a frown.

True, days of war and depression bring
forward
Lack-luster life such as green goggles
produce
While view is obscured by events un-
toward
And the gem of thought we do not
adduce.

But cycles come when we have sky that
is clear

When the Sun of Prosperity casts a
gleam
That penetrates far and shows all who
are near
That "troubles" of life are not what
they seem.

We then shoulder a load regardless of
heft
And smile at obstacles obstructing
our way
For the ginger from life has not been
bereft.

And our fund of optimism will always
pay.

So we are always smiling from inward
Heat
That blessing which is our perpetual
youth,
For there's no excuse amid grumblings
to grope
When the result is but appearance
uncouth.

Our armor is shield of strong perse-
verance
Which has carried us over many a
hoop.

That sure would have wrecked without
interference
From angel of right and ultimate
goal.

Then here's to the brain that is always
clear
The heart with true feeling for one's
fellowman.

A mind unprejudiced by all that we
hear
And added senses to accomplish all
can.

E. S. J.

FARM LANDS SELLING

ALBANY REPORTS 237 ACRES
CHANGES HANDS FOR \$29,825.

Former Owner Makes Profits of
\$18,000 in Ten Years—Purchaser
Is Newcomer From Wisconsin.

Some idea of the profits that are being
made in Oregon farm lands was re-
vealed last week when the report came
from Albany that G. A. Hinde had
sold his 237-acre farm, lying five miles
southeast of that city, to Herman El-
rod, a newcomer from Wisconsin. The
consideration was given as \$29,825. Ten
years ago Mr. Hinde paid \$15 an acre
for this farm, and the price he re-
ceived last week was \$125.

A. L. Grove, of Helix, has bought
a ranch of 720 acres near Lewiston for
\$100,000, says the Pendleton Tribune.
The place, known as Locust Grove, is
considered the best ranch of its kind
in Idaho. It has numerous
artesian wells and springs, three full
acres of fruit land, seven miles south
of the place, and is provided with
orchards, berry patches and other pro-
ducts for home use. Almost all the land
is in wheat and barley this year.

Grabenhorst & Co. report to the Salem
Statesman the sale of 112 acres of first-
class fruit land seven miles south of
Salem in the famous Italian prune dis-
trict. The purchaser was Walter L. Mc-
Dougall, who will put about 40 acres
of the tract under cultivation. The re-
mainder will be sold in small lots. The
same company reports the sale of 100
acres of the same tract in the same dis-
trict to Fred W. Rupert, of Cherokee,
la.

H. A. Johnson & Co. of Salem, re-
ported the sale of a ten-acre prune tract
to I. O. Curtis in the Rosedale dis-
trict. The same company sold a four-
acre tract in the same district to W. S. Mc-
Kinney, a wheat man of Heppner. Mr. Mc-
Kinney expects to build on the property
and make it a home.

James L. Davidson has sold his
100-acre farm, near Parker, to a Mr.
Sparks, recently from North Dakota, re-
ports the Dallas Observer. The David-
son family has lived on the place for
section of the county and has many im-
provements, made during the last year
or two. This is the third large farm
to be put through in the Parker dis-
trict during the past month, the money
involved in the transactions amounting
to nearly \$30,000.

Jacob Fitzwater has sold his 231-acre
stock ranch, nine miles southeast of
Lebanon, to the D. G. Dorr, of Salem.
The place, known as the Dorr place, is
located on the south side of the river,
near the mouth of the river, and has
been in cultivation for 31 years and has
80 acres in pasture. The rest is in
pasture. The place is well watered and
has an excellent range adjoining the
place, which makes it an ideal stock
ranch.

Luther Chapin, ex-county agricul-
tural agent of Marion, has purchased
the 100-acre farm of D. G. Dorr, of
Bottom, seven miles north of Salem,
says the Statesman. Mr. Chapin takes
possession on once the deed is made.
The place is well watered and has an
excellent range adjoining the place,
which makes it an ideal stock ranch.

1600 Acres of Logged-Off Land Sold
ABERDEEN, Wash., Aug. 4.—(Special.)
—Sixteen hundred acres of logged-off
lands in the Humpstulls Valley, 18
miles west of this city, have been sold
by Bovey brothers to 15 Ole Elum
Slavonians, who plan to establish truck
gardens and cattle ranches. All 15 men
are married. The deal was made at a
meeting of 100 persons. A little town is
to be established in the center of the
settlement. Councilman J. Bovey says
other deals are pending and he estimates that 50
families will be established in this dis-
trict by Spring.

LOAN FUND BLANKS READY

Simpson Held for Deserving O. A.
C. Students Explained.

OREGON AGRICULTURAL COLLEGE,
Corvallis, Aug. 4.—(Special.)—Ap-
plication blanks for Oregon boys
who have made their own way
through college and want help from
the L. J. Simpson loan fund are ready
for distribution. Each of the five
scholarships is for \$400, one hundred
of which is to be advanced at the be-
ginning of each of the four college
years.

The college, Mr. Simpson and Oregon
business men, have arranged to provide
summer employment to each benefi-
ciary in the line of his college major.
At the end of his college course he will
have both training and experience in
his chosen career so that he may at
once enter upon his work and make
the first repayment at the end of three
months. In this way the fund becomes
available for a new loan to another
student, the five scholarships being
active all the time.

RHODES SCHOLARS RETURN

Luton Ackerson, of Oregon, Praises
Loyalty of English Women.

EUGENE, Or., Aug. 4.—(Special.)—
Most of the 60 American students at
Oxford University have returned home,
but some have gone into the British
army, says Luton Ackerson, Rhodes
scholar from the University of Oregon,
who has returned to his home in Cor-
vallis. The buildings at Oxford, no
longer needed for school purposes be-
cause of the lack of students, are
largely given over to military uses, he
said.

Mr. Ackerson is loud in his praise of
the English women for their loyalty
and zeal.

TRACT FOR BELGIANS IS WEEK'S BIG DEAL

James Slevin Completes Trans-
action for 18,000 Acres of
Fine Yamhill Land.

1000 REFUGEES COMING

Plan Being Worked Out by Coloniza-
tion Organization Supported by
Belgian Government and Group
of Wealthy Frenchmen.

The outstanding property deals of
recent weeks have included the sale
of farm and timber lands with James
Slevin, representative of the Belgian
government as the central figure, yet
a few rather important sales have been
reported in Portland business and re-
sidence property and one or two sizable
building announcements have been
made.

While the news that Mr. Slevin had
purchased a tract of 662 acres of or-
chard land in the Dufur district was
still fresh, an announcement was made
Friday that Mr. Slevin had concluded
negotiations with Charles M. Blair, a
capitalist formerly of Billings, Mont.,
for the acquisition of 18,000 acres of
good land in Yamhill county, said to
involve an expenditure of \$2,000,000, in-
cluding the cost of the improvements that
are to be made.

On the newly acquired Yamhill
county tract it is estimated that there
will be room for at least 1000 Belgian
refugees who have been living in Hol-
land. Mr. Slevin is making the pur-
chases of Oregon lands is acting for
a colonization organization supported by
the Belgian government and by a
group of wealthy men residing in
France and Belgium.

Under the arrangement outlined by
Mr. Slevin the Belgian refugees will
arrive in Oregon before the close of
the year and will be given a 35-year
period in which to pay for the lands to
be allotted them. From a standpoint
of development the coming of these
thirty new settlers is of tremendous
importance to the state of Oregon.

The first step in the colonization pro-
gram was the acquisition of the 662
acres of apple orchard land in the
Dufur district south of The Dalles. It
is estimated that approximately 250
Belgian families will be moved onto
this tract about November 1. A com-
plete community will be established,
with a modern home for each family,
a general store, school, church and a
general meeting hall.

Following the purchase of the Dufur
tract Governor Withycombe became in-
terested in the colonization plans and
called Mr. Slevin into conference at
Salem. Purchase of the large Yamhill
county tract last week was made largely
on the recommendation of the Gov-
ernor.

The Yamhill County property is lo-
cated within the Grand Ronde Indian
reservation and is adapted for general
farming. It is to be divided into tracts
of from 50 to 150 acres each, with
roadways connecting the various units.
A central tract of some 1000 acres is
reserved as an experimental farm. The
community center is to be built
within this central farm. Mr. Slevin
announced last week that D. W. Ross,
formerly state engineer of Idaho, will
act as general superintendent of the
Yamhill County tract.

"Flatiron" building sold.
At an announced consideration of
\$20,000 the "Flatiron" building, which
occupies a triangular-shaped corner at
Thirteenth and Burnside streets, was
sold last week by the Seton Land and
Mortgage Company to Walter G. Hayes,
who is understood to have paid \$7500 in
cash and the balance in the form of
notes.

At the southeast corner of Eleventh and
Montgomery streets the unit nearly
completed and second unit about to be
started will be of substantially the
same size, each being placed above a
foundation 50x100 feet in area, and each
extending four stories above the
ground. The exterior of the first unit
is now nearly completed. The com-
manding building is to contain apart-
ment suites, and will cost in the neigh-
borhood of \$120,000. The plans call
for semi-fireproof construction, with
brick walls and steel and mill interior.

Other permits issued.
J. C. Ainsworth took out a permit last
week for the construction of a garage
building, which is to be built on the
corner of East Ankeny street and Grand
streets. The estimated cost of the
structure is given as \$20,000. The plans
were drawn by Houghtaling & Dougan,
and the general contract is in charge of
Oscar Wayne home of the trip.

Permits were also issued last week to
T. Wandell for a \$3000 residence, to be
built at East Fifty-third and Tillamook
streets; to Nels Dorn for a \$3000
residence, which is to be erected at 954
Lovely street, and to E. A. Quick for a
\$2200 bungalow, which is being erected
by D. Cheney at 23 Willamette boule-
vard.

BUILDINGS RISE AT PENDLETON

Modern Automobile Structure and
Laundry Plant Under Way.

PENDLETON, Or., Aug. 4.—(Special.)
—Two additions to Pendleton's business
section are rapidly nearing completion.
They are the garage and showroom of
the Pendleton Auto Company and the
building which will be occupied by the
Troy Laundry. Both will be of modern
fireproof construction.

The new home of the auto company
will cost about \$15,000 complete. The
showroom, 44 by 62 feet, will be floored
in tile and finished in old rose and
oak. Orders have been placed for an
entire equipment of modern laundry
machinery. An effort will be made to
have the building ready for occupancy
by the first of September.

TIGARDVILLE SALE IS CLOSED

Mrs. Sidney McDougall Buys Im-
proved Tract of Eight Acres.

J. G. Arnold has sold to Mrs. Sidney
McDougall, an improved eight-acre
place located near Tigardville, Wash-
ington County. This property adjoins
the McDougall Tigardville property and
was purchased by Mrs. McDougall mat-
rily as an investment. The sale was made
through the office of Samuel Doak.
Mr. Doak reports that the proposed
paving of the Rex-Tigard road has had
a stimulating effect upon farm prop-
erty in that neighborhood.

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farm property. The sale was made
through the Associated Investment
Company.

Portland's flatiron building is unique
among local structures, its width vary-
ing from 20 feet down to four feet.
It is two stories high and is built of
first-class materials.

Contract Let for Big Apartment.

The general contract for the con-
struction of the two-story basement
and sub-basement apartment building
that is to be built for H. B. Volheim at
East Thirtieth and East Alder streets,
was let last week by the architect, F.
Manson White, to E. B. White. The
heating award was given to the Kraft
Company and the electric wiring to the
Scott Electric Company. The proposed
new building is to contain 23 apart-
ments and is estimated to cost about
\$45,000. The building site is 50 by 100
feet in area.

Building Permits Hold Own.
Figures compiled last week at the
City Hall show that building activity
last month was about on a par with the
work started during the same month
last year. In July, 1916, a total of 355
permits were issued for work estimated
to cost \$368,525, as compared with 260
permits for \$358,955 worth of work
commenced last month.

Large Apartment Started.
Among the large permits issued last
week was one authorizing Herbert Gordon,
president of the Lawyers' Title &
Trust Company, to build a four-story
addition to his new apartment build-
ing, which is now nearing completion.

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by D. Cheney at 23 Willamette boule-
vard.

At the southeast corner of Eleventh and
Montgomery streets the unit nearly
completed and second unit about to be
started will be of substantially the
same size, each being placed above a
foundation 50x100 feet in area, and each
extending four stories above the
ground. The exterior of the first unit
is now nearly completed. The com-
manding building is to contain apart-
ment suites, and will cost in the neigh-
borhood of \$120,000. The plans call
for semi-fireproof construction