

BROKER ENTITLED TO FAR REVENUE

Supreme Court Upholds Real Estate Dealer's Right to Commission Earned.

OBLIGATION HELD MUTUAL

Owner of Property Not Permitted to Break Faith With Broker Through Whom Customer Was Obtained.

BY W. B. SHIVELY, Chairman Legal Committee of Portland Bar Association.

Can the owner of property after a prospective purchaser, give the same to a second and competing broker, and after a sale is made by the second broker on the information so given, escape liability for commissions to the first broker?

This question is answered in the negative by the Supreme Court of the state of Oregon in the case of Jennings vs. Trummer, 52 Ore. 149, 98 Pac. 374.

Within a few hours after this information had been given to the owner the latter gave to a second and competing broker the name of the first broker's customer.

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And it was held that: "Whatever may be the rights of a real estate broker who takes a customer away from another and closes a sale between such customer and the owner if done without the aid or connivance of the owner, yet if the customer's knowledge of the facts, deals with the customer of the first broker, even through another agent, he will be liable to the first broker."

The court further said that: "Between the principal and the broker the utmost good faith must be exercised."

BAKERY PLANT PROJECTED

J. D. Foster Will Erect Two-Story Brick Structure at Chehalis.

CHEHALIS, Wash., June 8.—(Special.)—The city, under the new classification as within the first class, will elect an entirely new Board of Education, numbering five members, at the June election.

The building will be 25x120 feet and extend to the corner of Pacific and Chehalis streets.

NEW BOARD TO BE CHOSEN

Marshfield Nominates Ticket From Prominent Citizens.

MARSHFIELD, Or., June 8.—(Special.)—The city, under the new classification as within the first class, will elect an entirely new Board of Education, numbering five members, at the June election.

None of the old board including Bennett Swanson, G. W. Kaufman and A. T. Haines, would permit their names to be used for nominations.

Three-year term candidates are W. J. Conrad, David Nelson, J. T. Brand and A. B. Gidley.

Kelso Will Have Traffic Signs.

KELSO, Wash., June 8.—(Special.)—To secure better observance of traffic regulations within the city limits of Kelso the Council has arranged with H. M. Atkins to place concrete traffic signs at the principal street intersections.



Residence of C. M. Harrison, at 539 East Twenty-second Street North, Purchased by Isaac Upright for \$7000. The Sale Was Made by S. S. Battin, of the Fred A. Jacobs Company.

REALTY MEN HELP

Voluntary Appraisals Will Be Made for Government.

BIG SUMS SAVED ALREADY

Some 130 Realty Boards Throughout Country Name Special Appraisal Committees to Serve Without Compensation.

WASHINGTON, June 8.—Nine thousand business men have volunteered to serve all departments of the Government without charge for the duration of the war.

They propose to save millions of dollars and prevent excess profits in the sale or leasing of property to the Government in the great emergency.

These volunteers are all members of the National Association of Real Estate Boards and are known the country over as "Realtors," which is synonymous for expert knowledge and handling of all realty problems.

Services Offered in Person.

William M. Garland, president of the association, in order to make the services of these men available, came from his home in Los Angeles, Cal., to Washington and is remaining here until the work shall have become fully organized.

In the several departments where this service has already been utilized, notably the office of the Alien Property Custodian, the Quartermaster's Department of the Army, the Shipping Board and the Bureau of Housing and Transportation of the Department of Labor, these men have saved thousands of dollars in appraisements and effecting economies of hundreds of thousands of dollars in the price of realty and space destroyed by the Government.

More than 130 real estate boards throughout the country, at the request of President Garland, have appointed special appraisal committees to serve the Government without compensation as a patriotic service for the period of the war.

These committees will, at the request of any officer, bureau or agency of the Government, make appraisals of any property or do any other necessary service without charge that will assist in winning the war.

In order to facilitate appraisals, valuations and to secure other valuable information for the Government in any part of the country, many committees have been named and they have already furnished the Government important data.

BIG SPRUCE TRACT IS SOLD

Acres on Umpqua River Will Be Used for Logging Operations.

MARSHFIELD, Or., June 8.—(Special.)—One of the most important timber tracts in the state has been sold to the Government.

COLUMBIA UNIVERSITY STUDENTS, WINNERS OF GOLD MEDALS IN DEBATING CONTEST.

Albert M. Hodler, T. Vincent Keenan, D. Worth Clark.

In the recent debating contest in Columbia University the winners of gold medals were T. Vincent Keenan, D. Worth Clark and Albert M. Hodler.

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ROAD MONEY IS SOUGHT

LEWIS COUNTY WILL APPEAL TO LEGISLATURE FOR HELP.

State Highway Commissioner Urges Expenditure of \$250,000 in Connecting Up System of Roads.

CHEHALIS, Wash., June 8.—(Special.)—State highway appropriations for Lewis County roads aggregating \$250,000 will be recommended to the next Legislature by State Highway Commissioner James Allen, according to an announcement made here yesterday.

Mr. Allen now proposes to ask the state to connect the eight-mile uncompleted gap between Chehalis and Toledo.

He will recommend \$70,000 for this purpose and if this road is built it will make an unbroken stretch of pavement across Lewis County from the north to the south.

Several sales of high-class residences properties have been made recently by the Fred A. Jacobs Company.

Fred A. Jacobs Company Closes Number of Deals at Good Prices in Past Few Weeks.

Several sales of high-class residence properties have been made recently by the Fred A. Jacobs Company.

Two-story Dutch Colonial house, East Twenty-fourth street North, belonging to Estelle Ingalls, purchased by Scott Bonarth, \$5500.

Two-story home of E. P. Northrup, 777 East Twenty-sixth street North, purchased by W. F. Wiggin, \$5500.

Two-story home of J. A. Jackson, at 550 East Eleventh street North, purchased by Carrie O. Lineburg, \$5500.

Two-story plaster house of Thomas Prince, at 873 Multnomah street, purchased by A. O. Anderson, \$4000.

Two-story house of Thomas Prince, at 877 Multnomah street, purchased by W. E. Miller, \$4000.

Colonial bungalow at 961 Bryce avenue, Alameda, purchased by Ben H. Hazen from Thomas Prince, \$6750.

Two-story home of C. M. Harrison at 539 East Twenty-second street North, purchased by Isaac Upright for \$7000. These sales were made for the Fred A. Jacobs Company by S. S. Battin.

KELOSO SHINGLE MILL RESUMES

After a shutdown of several months the old Gordon & Fenton shingle mill in the north end, which was recently taken over by the Kelso Shingle Co., resumed operations the first of the week.

The mill is operating one shift at present employing about 15 men, but a second shift will be added later if conditions warrant. It has a capacity of 150,000 shingles in eight hours. F. A. Graham is mill superintendent and by E. A. Knight, owns the mill.

ABERDEEN BUILDING HOUSES ARE GOING UP.

ABERDEEN, Wash., June 8.—(Special.)—The building business in Aberdeen is going up. Most of the homes which are going up are modern in every detail and will cost upwards of \$1500 each.

L. R. KOLLOCK GETS OFFICE

Portland Man Is Commissioned as First Lieutenant in Guard.

To L. R. Kollock, of Portland, was assigned a commission as First Lieutenant in the United States Guard yesterday, according to an announcement issued by the Western Department of the Army at San Francisco.

REALTY BOARD EXPERT SHOWS

What Reasonable Return Should Be.

Rents are Actually Lower in Many Cases Than Six or Seven Years Ago.

BY CARL R. JONES, Chairman Rental Committee, Portland Realty Board.

Comparing present rentals on residence property in this city with those in effect six or seven years ago, we find that in most instances the rates now are less than they were then, in spite of the fact that there has been a marked advance in rents during the past six months.

For example, a property valued at \$5000: Interest, one year at 7 per cent. \$350.00 Taxes, estimated at \$150.00 Insurance, \$500.00 Repairs, including painting, 10.00 Depreciation at 2 per cent per year, 100.00 Allowance for vacancy, last month, 25.00 Total, \$1155.00 Or \$23.10 per month.

On this basis property valued at \$1500 would rent for \$18.00; \$2000, \$21; \$2500, \$26; \$3000, \$31; \$3500, \$37; \$4000, \$42; \$4500, \$47.

Compare these figures with the present rents actually in effect and you will see that, while our housing situation might be improved, no undue advantage is being taken by the property owners under the circumstances.

E. G. CRAWFORD SPEAKS

BANKER GIVES INTERESTING FINANCIAL DISCUSSION.

Value of Advertising in Handling Liberty Loans Big Aid to Government, He Says.

The following interesting address on financial conditions was made last week before the Oregon Ad Club by E. G. Crawford, of the United States National Bank.

"The clearings of the United States in 1917 were 155 billions of dollars; in 1918 they had grown to 367 billions of dollars. This gives you some idea of the vast business being handled through the banks here in Portland.

"In other words, the business passing through the banks is twice what it was at the outbreak of the war. This, I think, will give you as clearly as any words I can express a conception of the changed conditions in banking channels. For this vast sum the banks have had to provide machinery for the handling of it, and when you consider that on top of all this increase have come the liberty loans of the Government, the greater part of which have been handled through the banks, you will grasp some of the problems the banks have had to meet.

"For instance, the United States National Bank has about 30 of its employees now wearing the Government uniform. To replace experience men, as you know, is no easy task, and as our business is technical, we cannot always put help in, like you can in some other lines. We are employing girls, and women, as far as we can, and I must say that they have been a very great help to us in this time of need.

"The value of advertising has never been more pronounced than in handling the loans for the Government. Without advertising 17 millions of people would not have bought liberty bonds. It is estimated there were only 400,000 regular bond buyers in the whole United States prior to these liberty loan drives. To have induced 17 millions of people to become owners of bonds is a wonderful change in so brief a period.

ST. JOHNS FOLK CELEBRATE THEIR GOLDEN WEDDING ANNIVERSARY.

In honor of the golden wedding anniversary of Mr. and Mrs. Richard Alsberge, of 223 South Kellogg street, St. Johns, a reception was held on May 25 at their home in St. Johns.

Due to the ill health of Mrs. Alsberge, not many guests were present. Mr. Alsberge celebrated his 75th birthday on May 20, but is still actively engaged in the merchant tailoring business in St. Johns. Mrs. Alsberge will celebrate her 77th birthday June 15. Both Mr. and Mrs. Alsberge are natives of Belgium. Mr. Alsberge having come to this country when he was 24 years old and Mrs. Alsberge when she was 4.

They are the parents of seven children, five of whom are living. They are: Miss Etta Alsberge, who lives with her father and mother in St. Johns; Mrs. E. O'Hara, of St. Johns; Richard W. Alsberge, of this city; Mrs. J. Brook, of St. Johns, and Mrs. Ralph Nelson, of this city.

Margaret Brady Will Filed.

The will of Mrs. Margaret Brady, aged 85, who died May 29, leaving an estate of \$24,000, was filed for probate yesterday. By the will the entire estate goes to the only daughter and heir, Mrs. Mary C. Vogt, who will be appointed executrix.

De Marcel Told to Get Out.

Ivan de Marcel, dancing instructor who was arrested Friday on a vagrancy charge preferred by Walter F. Garen, special agent of the District Attorney's office, was released yesterday on his own recognizance and will not be prosecuted as a vagrant. Marcel was admonished by District Attorney Evans to leave the state without unnecessary delay.

BASIS NAMED FOR COMPUTING RENTS

Realty Board Expert Shows What Reasonable Return Should Be.

RATES NOW NOT TOO HIGH

Carl R. Jones Declares Present Rents are Actually Lower in Many Cases Than Six or Seven Years Ago.

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TITLE MEN DISCUSS SHOP

Herbert Gordon, of Portland, Elected President of Association.

The eleventh annual convention of the Oregon Association of Title Men was held Friday in the Oregon building, at which delegates were present from many parts of the state.

The following officers were elected for the next year: President, Herbert Gordon, of Portland; first vice-president, E. H. Janney, Medford; second vice-president, Arthur R. Wilson, Klamath Falls; third vice-president, Robert E. Smith, Roseburg, and secretary-treasurer, A. W. Havens, Portland.

WATER CONSUMPTION GAINS

Hot Weather Makes Use Freer, but No Shortage Is in Prospect.

The hot weather of the past few days has caused a sudden increase in the consumption of water in Portland. On Friday 47,000,000 gallons of water were used, an amount far in excess of the normal consumption.

Ample water will be on hand for Portland's use this summer, according to Commissioner Mann, who predicts that there will be no water shortage this year.

NEW MILITIA UNIT MUSTERED IN

A new company of state militia was mustered into service Friday night at Hillsboro by Adjutant-General John M. Williams. It is the aim of state military authorities to create a battalion of guardsmen in Washington County, the Hillsboro unit forming the nucleus.

Mrs. and Mrs. Richard Alsberge

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Wondrous Pre-War Beauty of Cathedral City to Be Shown by Slides at Presbyterial Church.

Not a real estate built house, but erected by owner for a permanent home. Could not be replaced today for less than \$8500. On account of change in business plans will sell for \$6500. Must be seen to be appreciated. You won't be disappointed. Owner on premises after 9 A. M. Sunday. Week days can be reached at Studebaker Corporation, Tenth and Glisan streets. Phone Broadway 1895. W. G. PALMER.

RHEIMS TO BE VIEWED

MRS. H. H. HERDMAN TO LECTURE ON DEVASTATED CITY.

An illustrated lecture on the "War on Rheims" will be given by Mrs. H. H. Herdman at the First Presbyterian Church, Monday evening, at 8:30 o'clock. The lecture will be under the auspices of the Multnomah Chapter of the D. A. R. The admission will be 25 cents, the proceeds going to the chapter's war relief fund.

In the first advance in 1914, the Germans held Rheims for four days. The battle of the Marne drove them out. Ever since, Rheims has been a target for the Germans seeking revenge, and after four years of persistent bombardment the city is in ruins.

All nations mourn the loss of Rheims cathedral, one of the stone books of the world, relating the history, the religion, the art, the ideas of France for 1450 years.

The cathedral, with its towers, pointed arches, clustered piers, gorgeous windows, its front beset with sculpture, its vaulting roof, its walls covered with finest fifteenth century tapestry, will be shown.

The views portray not only the cathedral before the war, but Rheims during the German occupation. You can see the German soldiers, the use of a hospital, the cathedral in flames, the French carrying the wounded Germans from the burning building.

The slides have been made from photographs selected by Mrs. Herdman when she was in Europe. Some from photographs sent from the stricken city after the bombardment.

MANY STAMPS ARE SOLD

PORTLAND SCHOOL CHILDREN DISPOSE OF \$26,717 IN WEEK.

Total War Savings Sales Since Opening of Campaign Now Amount to \$12,553 Per Capita.

When school children sold \$26,717.36 in war savings stamps the week ending May 31 they ran their total since the campaign opened up to \$28,695.33. S. C. Bratton, who is general of this city, says that the results thus far are only a drop in the bucket to what the children will accomplish before the campaign is ended. There are 30,752 children in the schools, and as each one is presumed to be selling stamps, the per capita on the week was 86 cents and on the campaign to date a per capita of \$12,553.

North School, with 228 pupils, has sold per capita on stamps since the campaign commenced, making a per capita of only 393 cents. This is the poorest showing of any school in the district. Capitol Hill School, with only 24 pupils, has sold \$225, and the per capita is \$3.25. The school next to the North is low per capita as the Glenview Polytechnic, which has 510 pupils and a per capita of \$2.47.

On per capita for the campaign to date Irvington's 572 pupils lead with \$60.73. These children have sold \$34,942.50 stamps. Gregory Heights children, 54 strong, make the best showing on per capita with \$18.74. Glenview, with 109 pupils, has a per capita of \$32.02. Couch School children have sold \$24,910, and for the week ending May 31, according to the compilation just issued, they led the other schools with sales amounting to \$2,339.22. The total per capita for the week was \$2,392, which is proof that the 806 children did some hustling. The Glenview children carried the percentage banner for the week ending May 31, for they scored \$3.84.

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Directory of Prominent Life Insurance Agencies

- Wm. Goldman, General Manager, NATION MUTUAL LIFE INSURANCE CO., Oregonian Bldg.
H. G. Colton, Manager, MASSACHUSETTS MUTUAL LIFE, Chamber of Commerce Bldg.
Harmon & Cummings, General Agents, PENN MUTUAL LIFE, Northwestern Bank Bldg.
Horace Mecklen, Manager, NEW ENGLAND MUTUAL LIFE, Northwestern Bank Bldg.
W. M. Johnson, NEW WORLD LIFE INSURANCE CO., 202 Stevens Bldg.
H. R. Albee, General Agent, NORTHWESTERN MUTUAL LIFE INS. CO., Northwestern Bank Bldg.
T. H. McCallis, State Mgr., UNION MUTUAL LIFE CO., Board of Trade Bldg.
Edgar W. Smith, Manager, EQUITABLE LIFE ASSURANCE SOCIETY, 106 Oregonian Bldg.