

way at level grade. The Johnson-Dodson company has divided the tract into 40-acre farms. Many of the parcels already have

BOND CONCERN GETS POSSES-' and Colfax, Wash.; Enterprise, Baker,

SPECIALTY FIRM

La Grande and Ontario, Or.; Living-ston and Great Falls, Mont.; Lewis-ton. Idaho Falls, Twin Falls, Buhl and

gotiations." WITH SUCCESS.

cept and the amount the purchaser agrees to pay, regardless of what the amount is. But such a contract must

be plainly expressed in order to re-lieve the broker of the duty he owes to his principal to make full disclos-Nothing but Cold Cash Accepted to Close Realty Deals.

ure concerning the terms of the ne-The difference between the operait was held that in view Market for Time of the broker's double dealing he during the early days of Portland was could not recover the \$250 difference in price nor was he even entitled to the commission to which he ordinarily regular meeting of the realty board many Portland realty dealers and pre- vember would have been entitled. yesterday would nave been entitled. In the Colorado case of Collins versus McClurg, 1 Colorado App. 348. 29 Pac. 299, the facts were that brokers were employed to sell provide and a man who offered a check was brokers were employed to sell provide and a man who offered a check was brokers were basic contraction of the second at \$394,-brokers were that best obtainable price. 29 Pac. 299, the facts were that brokers were employed to sell prop-erty at the best obtainable price. After a time they informed the owner that they could sell it for \$14,000. Brokers Forced to Refund. 29 Pac. 299, the facts were that and a man who offered a check was looked on with suspicion. As a con-sequence, when a sale finally was agreed upon, the purchaser had to go to his bank and get the money in gold and carry it to the office where the transaction was put through

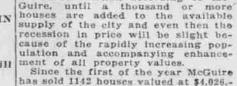
NO RECESSION REPORTED IN DEMAND FOR PROPERTY. Local Realtor Declares There Will Be No Easing of Residence Mill International Since the first of the year McGuire has sold 1142 houses valued at \$4,026,-5500 people. The biggest month

> 325, an average of \$3861 con with an average of approximate \$1800 for the sales negotiated durin

the corresponding period in 1918.

yours?

ALASKA PLUMBING



gh to house a

ged-off land at Oak Point, Wash., by Portland will open the way for a revival of industrial activities at one

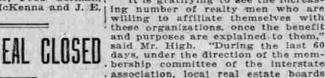
tract being developed for agricul-tural purposes was a portion of a donation claim obtained from the gov-ernment by Alexander Abernethy, who crossed the plains in 1850. He

the heights which arise picturesquely

son-Dodson company includes three-quarters of a mile of water front on the Columbia river, the wharf, store and other buildings and 7215 acres of land. The tract recently was logged off by the Hammond Lumber company and the major portion of it has been burned over each year since logging operations ceased, preventing the growth of heavy underbrush and sec-

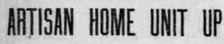
## highway. Surveys of the tract insure each settler access to the high-





a purchased, according to officials of the company, and many inquiries are being received from prospective settlers.

Oak Point is about 60 miles from fortland and 40 miles from Astoria. The new Washington state highway surveyed through the Johnson-Dodson tract for two miles.



DEDICATION EXERCISES TO BE ing, north of the entrance lobby, FRIDAY AND SATURDAY.

and Division When Completed

Will Cost About \$100,000.

The first unit of the Artisan home, which will ultimately include four units and cost when completed ap-proximately \$100,000, has been erected at East Seventy-fourth and Division streets and dedication exercises will be held by the United Artisans Friday and Saturday of this week. The unit, which is to house the lodge and to be while the space fronting on Stark

for visitors. The programmes will include cards, music, dancing and rereshments. Members of west side lodges and their friends will have charge of the exercises Friday and the east side lodges on Saturday. The grounds around the building

are being landscaped and improved and an orchard will be planted at

Blackfoot, Idaho, Ten of these boards Many Financial Institutions of have affiliated with the national association of real estate boards and a City Interested in Lease Transaction on Fifth Street.

Special significance is attached to

lease deal closed in the financial district last week by reason of the fact that so many financial institu-tions were interested directly or in-such public matters as designing and

directly. In acquiring space on the Fifthstreet side of the Lumbermens build-

of the choice locations along finan-Structure at East Seventy-Fourth cial row. The leasehold was pur-

n downtown rentals. The lease now held by Freeman. Smith & Camp company was first made by the owners of the building to the Lumbermens National bank.

which is thouse the lodge and to be the scene of its various activities, while the space fronting on Stark street is under lease to the Federal Reserve bank. The Fifth-street quar-ters about to be taken by Freeman. Smith & Camp company were until have

Last week's transaction was han-dled through Leon H. Bullier and Chester A. Moores, of the F. E. Teo

intention to do so Community Interest Keen. "These organizations are bound to have a big influence in their com-munities, since it is one of the ideals of our organization that every real

beautifying parks and cities, apprais-ing properties, as well as influencing the revision of laws on taxation with

bond dealers, secure possession of one their

chased for a substantial cash con-sideration, indicating an upward trend boards were tackling problems. was impressed with the enthusiasn "In one or two instances at least

the local real estate boards have tak-en in a number of the leading busi-ness, professional men and property owners as affiliated members," he said. "In another instance, a local real estate board has been instrupor-mental in the passing of a city ordi-nance requiring that all real estate

being picked out by local organiza-

**Ideals** of Organization

erected as occasion arises, according to the plan which has been mapped out. In addition to dedication exercises to be held Friday and Saturday nights the structure will be open both days

number of others have signified their Ideal Propulsion Company Oni-

grows Its Quarters, After Three Months Here.

The Ideal Propulsion company, formerly of Fendleton, is rapidly outgrowing its quarters at 415 Glisan that they could sell it for \$14,000. street, according to the officers. The

volume of business has greatly increased since the concern was moved the principal object of lifting the burden from the property owner, here from the Round-Up city three Freeman, Smith & Camp company, thereby encouraging people to 'own months ago. The Ideal Auto Specialty helr own home'." Mr. High said that as a result of ompany was organized last week to \$16,000, but the agent explained that handle the output of the Ideal Pro-pulsion company for the Oregon dis-trict, which includes this state and pose of boosting the property in case personal visits and correspondence he

Tarke and Skamania counties in ashington. While the ultimate object of the full \$16,000 and had retained the extra Clarke Washington

Ideal Propulsion company is the pro-duction of an improved type of com-bined tractor and truck operated by declared that the brokers were not steam generated by what is claimed to be a new and very economical sys-tem, the present output is confined to several smaller articles of manufac-"The general rule," said the court. several smaller articles of manufac-ture, having to do with the automotive field.

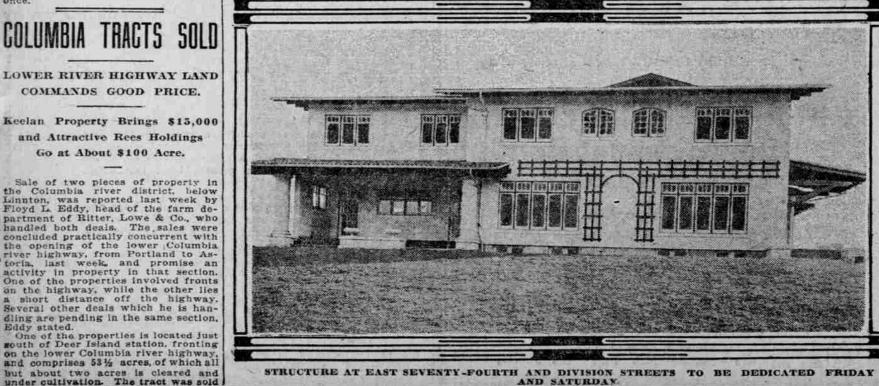
The company now has on the mar-ket a new automobile top dressing under the trade name of Panto-Nu,

also Panto-Nu inside top dye and the same brand of body polish for all colprincipals. ors of automobile bodies.

As soon as suitable quarters and machinery are available this company will place on the market a new de-parture in road vehicle spring mount-

died through Leon H. Buller and Chester A. Moores, of the F. E. Tay-lor company. We are perfecting our organiza-tion with certain definite objects in view: First, the elevation of the in railway service for many years.

FIRST UNIT OF ARTISAN HOME WHICH HAS BEEN COMPLETED AT COST OF \$30,000.



AND SATURDAY

the transaction was put through. Then the seller would have to carry the money back to the bank. The equipment of a real estate of-fice in those days, he said, usually consisted of a discarded kitchen table, a few chairs and a cuspider The The owner agreed to this price, out of which he promised to pay a com-mission of \$350. When the deed was submitted to the owner for his sig-nature it recited a consideration of a few chairs and a cuspidor. The agent, he said, had a horse and buggy

for traveling and taking his prospects out to see property,

BUSINESS LEASES ACTIVE

EAST AND WEST SIDE DEALS CLOSED DURING WEEK.

"controlling the relation of principal and agent is so plain and well known that none who occupy that relation cught to make mistakes or go wrong. Demand for Locations in Haw thorne Avenue Is Strong, Accord-

ing to Real Estate Company.

A number of downtown and east "The intentional concealment of imside leases were made by the Metzger-Parker company during the last 

unfaithful to the trust, and abuses the confidence reposed in him by his principal, where he misconducts him-self in the business of his agency, he may be deprived of both commission It is the supersting the place at 472 and 472 % Haw-may be deprived of both commission It is the supersting the place at 472 % Haw-may be deprived of both commission ing business. This concern has been will save you money and safeguard and compensation. . . It is the occupying the place at 4724 Haw-purpose of the courts to see that the agent, by reason of the confidence re-their business has increased to such the health of your family. They are attractive in appearance, easy to bosed in him by the principal, secures to himself no advantage from the contract." their business has increased to such an extent that they found it necessities clean and keep clean, and will end the sary to get larger quarters. The store room next door formerly was

The supreme court of Kansas in occupied by Honstein Brothers. Jeffries versus Robbins, 66 Kan. 427, 71 Pac. 852, passed upon a case where an owner placed his property for sale with a broker Loses All Rights. Broker Loses All Rights.

Broker Loses All Rights. depot for the wholesale and retail

The broker found a purchaser who was willing to pay \$2800 but repre-sented to the owner that \$2000 was the best that could be secured and trade. A retail grocery store is to be in stalled by Gunther & Gunther, which

firm took a lease on premises at 711 asked to have a commission on that Hawthorne avenue owned by J. H. price. During the negotiations the owner discovered the agent's fraud. price.

Harrington. Arthur Stanley took a lease on premises at 711 Hawthorne avenue and will establish a garage under the name of the Murraymead garage. The entered into direct negotiations with the purchaser and closed the sale on the basis of \$2600. The broker then sued the owner to recover the \$500 owner of this property is J. H. Harceived by the owner in excess of the Ington. Premises at 473 Washington street

\$2000 net price. The supreme court of Kansas, following the rule in other were leased by A. Kantas from the Ramapo Hotel company. Mr. Kantas will establish a restaurant. He was states, held that the false misrepresentations made by the broker to the owner as to the amount of the offer formerly chef at the Portland hotel

eceived by him disclosed such un-althfuiness to the responsibilities of his trust as to deprive the agent of all The Oregonian publishes practi-cally all of the want ads printed in right to any compensation whatsoer. The court said: "The law will not tolerate such con-addition to thousands of exclusive ever.

duct as is exhibited on the part of advertisements not printed in any Robbins. Under the facts of this case, other local paper.

the year was September when the total number of sales was 158 with Contrary to the expectations of an aggregate value of \$495,755. No-vember bids fair to surpass last



PROSSER, Wash., Nov. 13 .- (Speial.)-Tom N. Fanolio of Portland. Or., formerly of Fort Smith, Ark., has bought the highly 'mproved 20-acre irrigated tract from the Central tions look for an absolute dearth of dwelling houses before spring. For the first twelve days of No-vember the Frank L. McGuire agency handled 42 sales of residence prop-erty with an aggregate value of \$162.-Yakima Ranches company, formerly owned by Frank Jackson. Mr. and Mrs. Fenolio have already taken pos-

## More Bungalows Are Planned.

J. W. McFadden, who has erected a "It must be presumed, however," said McGuire, "that the cost of resnumber of bungalows in Rose City Park, has purchased a number of lots ience property has doubled arbitrarthat territory and has announced ily or without an increase in the val-ue of the property for dwelling purthat he will begin work again. Mr. McFadden is one of several builders who is looking forward to a building programme during the coming



during

No Fumes - No Dirt Clean - Healthfu! Furnace Heat INTRODUCTORY PRICE \$65 Hall Gas Furnace Co.

HEATING CO. 167 PARK ST. 413 E. Morrison St. East 2954 Just South of Morrison, Main 7065



## . . Agents, actual or constructive occupy a relation of trust, with peculiar opportunities for fraud upon their Conceniment Forfeits Commissio

portant and material facts from the knowledge of his principal by a