## APARTMENT HOUSE TO BE 4 STORIES

Site at Third and Montgomery Streets.

AT \$125,000

Structure Either to Be Leased to Private Party or Managed by Metzger-Parker Co.

A new four-story apartment house, costing in the neighborhood of \$125, 600, in to be erected immediately on property at the northwest corner of Third and Monigomery streets for Chester A. Sheppard, Portland attorney, owner of the property. Plans for the construction were announced last week by J. P. Parker of Marser. A new four-story apartment hous week by J. P. Parker of Metzger-Parker company. He will supervise

the construction.

The new building will be fireproof throughout and will be of concrete, faced with white pressed brick. It will be made up to date in every way. will be made up to date in every way. The plans, which are being prepared by Charles W. Ertz, provide for a total of 44 apartments, 11 to each floor. These will be technically known as two-room apartments, although each will contain a large living room, kitchenette and breakfast neok, in addition to a bath. The apartments will be equipped with movable beds, either one double or movable beds, either one double or two single. This will be left to the choice of the tenants.

Garage to House 20 Autos, & The outstanding feature will be a garage in the rear sufficiently large to house 20 automobiles. This garage will have a glass roof and will have access to the apartment house by a rear entrance. It is declared that this

will be the first apartment house in the city to be so equipped. Mr. Parker announced that the con-Mr. Farker announced that the con-struction work would be started with-ing the next 50 days and the building rushed to completion. There now are two old houses on the property. They will be wrecked.

It is the present intention either to lease the building or to manage it through the office of the Metzger-Parker company.

Parker company.

Project Second Since War.

This will be the second large apart ment house in the near downtown district to be erected since the war. The first, the Ambassador, now under construction on a site at Sixth and Madison streets, is rapidly nearing completion. It will be a \$500,000 atructure and also one of the most modern

the erection of an apartment hotel on a site on Broadway adjoining the present Madison Park apartments. Definite date for the start of con-

REALTORS TO FIX PROGRAMME AT HOQUIAM MEETING.

Executive Committee to Assemble January 29 to Arrange July Conference in Vancouver.

Plans for the annual convention of tion, to be held in Vancouver, B. C., in July, will be outlined at a gathering of the executive committee of the association in Hoquiam, Wash. January 28,

The announcement of the coming committee meeting was made last week by Fred O. Brockman, secretary of the association. The committee will formulate plans for the annual programme to be held at the conven-tion and also will make arrangements for the biggest attendance in the history of the Northwest association. It is intended to run caravans to the gathering from all sections of the

auspices of the Northwest association are to be held in the near future, according to plans now under way. Tebruary 23-24 is the adate which has been set for one of these to be held at Bolse for the realtors of Idaho. Previous to the Bolse gathering it is an ended to held a Washington com.

One show flock of 52 birds tested intended to held a Washington con-ference at North Yakima. The date

At all three of these conferences there will be addresses of an educational character on topics of interest to real estate men. Questions of tax.

The desired and attended and shows, it was said.

We are attempting to get at the root of the trouble at once," said Dr. to real estate men. Questions of tax-ation and reclamation of arid and stump lands will be discussed. In all three states movements are on foot for supporting tax measures which

will preside at the eastern Oregon last stages, conference. A number of Portlanders "Dreased are expected to be on the programme for addresses at that time.

## REAL ESTATE BOOK DELAYED

### W. B. Shively Makes Additions to Legal Publication.

The book on real estate law written by W. B. Shively, Portland attorney, which was to have been off the press that week, was delayed on account of some late additions to the book made in charge of publication. Mr. Westr said the book would be out about

middle of this week. book will add to its value as a reference book for real estate men and attorneys, it was declared. One of these additions was devoted to annotations referring to all the recent and important cases involving real This will make the book not rectional, but nationwide in its value.
The book contains the lectures on real estate law printed in The Sunday Oregonian during the past two years.

LODGE BUILDING TO GO UP

## Oddfellows to Begin Structure in

Course of This Month. Construction work on the \$200,000 Oddfellows' temple to be erected on the quarter block at the southwest corner of Tenth and Salmon streets will be started before the end of this month, according to announcement made last week. It is intended to rush the work as rapidly as possible. as many organizations of the lodge are now without a home. The building, which will be a four-

fireproof structure, will

DEMAND FOR HOUSES NOW ACTIVE FEATURE OF REALTY MARKET.





Above-Residence at 774 Northrup street, sold by Alice M. Tooley to Loren W. Christy for \$16,000. Below—Bungalow at 449 East Forty-ninth street North, in Rose City, sold by the Pacific States Engineering corporation to George A. Denfeld for \$0000. Both sales were negotiated by the office of Coe A. McKenna & Co.

The house shown above is a 12-room structure of the modern type. The bungalow is new and has many electric appliances, including a range. Mr. McKenna reports a heavy demand for houses of the better type at the present time, with every indication that the year will be one of the best in the history of real estate selling in Portland,

used Jointly by Samaritan. Hassalo and Minerva lodges and Ellison encampment, and also will house the official offices of the state organi-

Dr. Byron E. Miller, president of the Oddfellows' Bullding association, is in charge of details of the struc-Ernest Kroner prepared the

BUILDING RUSH IS EXPECTED

ocal Plant of Aladdin Company Is

Preparing for Big Business. In anticipation of the largest building year in the history of Port-land, the local plant of the Aladdin company, manufacturers of ready-cut houses, is making plans for extensive operations during the year, according to A. A. Patterson, local

Mr. Patterson said the plant was preparing for a record business and the office organizing for a big cam-paign of selling. Not long ago additional space was rented in the Northwestern National bank building. Many new catalogues have been published for distribution from the local sales office as well as for m

## MORE CHICKENS INFECTED

Tuberculosis Spreads Flocks in Washington.

OLYMPIA, Wash., Jan. 14.-Increasing indications of the prevanorthwest. The convention will be lence of tuberculosis among chickens held July 19, 20 and 21. are reported by Supervisor L. C. Pel-Three state conferences under the ton of the livestock division, depart ment of agriculture. Inspections of flocks have been made in Thurston

One show flock of 52 birds tested out 18 reactors, according to Dr. Pel-ton. All chickens that reacted befor this will be announced in the near ton. All chickens that reacted be-future. Later a similar gathering came infected through tubercular be held either at La Grande or breeding stock added to the flocks, through hatching chicks from infect

three states movements are on foot for supporting tax measures which will relieve real estate.

Coe A McKenna, vice-president of the Northwest association for Oregon.

"Dressed poultry should be exam-ined carefully and where the liver seems infected there is danger of

Living Cost in Honolula Less.

TWO DEALS.

Flat Property, Especially

The first sale reported was that of a lot 100 by 100 feet in size at the

Among from North Bend several months ago was announced. Construction wi start within a few weeks. The stru-

> East Twenty-third and East Madiso. streets. The property was trans-ferred from the Corbett estate to tain 12 apartments. Construction work on this building, which is to he put up as an investment by Mr. Robison, also will start shortly. "Under present conditions this

FOUR-STORY APARTMENT HOUSE TO BE ERECTED AT THIRD AND MONTGOMERY.

STRUCTURE TO COST \$125,000 AND TO CONTAIN 44 MODERN APARTMENTS.

RITTER, LOWE & CO. REPORT

Keen Interest Declared Shown in on East Side.

apartment buildings.

corner of East Twenty-second and Schuyler streets, in the Irvington dis-trict, Neil Banks purchasing the property from J. F. Meyers, with Rit-ter, Lowe & Co. handling the deal. Mr. Banks, who moved to Portland from North Bend several months and

will erect a four-flat building of the colonial type on the property to cos in the neighborhood of \$25,000, It ture is being put up by Mr. Banks entirely as an investment. The second sale is that of a lot 55 by 100 feet in size on the corner of

Realty Board Committees Named.

Living Cost in Honolulu Less.

HONOLULU, T. H., Jan. 14.—(Special)—With the exception of gas, lights and rentals in a few districts, general living expenses in Honolulu are showing a steady and slow deciline, according to reports sent in to the chamber of commerce by local merchants, real estate offices and plantation stores.

Executive, E. B. Holmes, Joseph M. Healy, J. L. Hartman, J. D. O'Donnell, Hartman, J. D. O'Donnell, Hartman, J. D. O'Donnell, Hartman, J. D. O'Donnell, The exposition last year proved one of the most popular affairs of the kind ever held in the city, and it was estimated that at least 100,000 percented and O. O. Sletten; membership, Ralph Harris, W. J. Maxwell, Oscar Kaufer, the week. With a much larger and more complete exposition planned for the week.

Fred Reverman and L. B. Symmonds; the week. With a much larger and more complete exposition planned for the week.

The exposition last year proved one of the most popular affairs of the kind ever held in the city, and it was estimated that at least 100,000 percented and O. O. Sletten; membership, Ralph Harris, W. J. Maxwell, Oscar Kaufer, the week. With a much larger and more complete exposition planned for the exposition last year proved one of the most popular affairs of the kind ever held in the city, and it was estimated that at least 100,000 percented and O. O. Sletten; membership, Ralph Harris, W. J. Maxwell, Oscar Kaufer, the week. The most popular one, and O. O. Sletten; membership, Ralph Harris, W. J. Maxwell, Oscar Kaufer, the week. The most popular of the most popular of the city, and it was estimated that at least 100,000 percented and O. O. Sletten; membership, Ralph Harris, W. J. Maxwell, Oscar Kaufer, the week. The most popular of the city, and it was estimated that at least 100,000 percented and O. O. Sletten; membership, Ralph Harris, W. J. Maxwell, Oscar Kaufer, the week. The most popular of the city, and it was estimated that at least 100,000 percented and O. O. Sletten; membership, Ralph Harris, W. J. Maxwell, Oscar Ka

# OF 8 STORIES, PLAN

Structure to Replace That Occupied by J. K. Gill.

\$200,000 ESTIMATED COST

Expire Until Jan. 15, 1923, Causing Construction Delay.

An eight-story brick building of a BILLION DOLLAR DECREASE new type to be devoted to business establishments and specialty shops will replace the present four-story Gill company at the northwest corner of Third and Alder streets, according to announcement made last night by Holsman of I. Holsman & Co., who sowner of the property.

Plans for the new structure, which will cost in the neighborhood of \$200,-000, are now being prepared by Clau-

en & Claussen, architects.
The J. K. Gill company has a lease on the present structure running until cated in the foreign trade statistics January 15 of next year with privilege of renewal for another year. The improvement work consequently cannot be taken up until this lease expires, but Mr. Holsman is making every preparation for starting con-struction immediately when the tenants give up their lease.

marks of the city and originally was erected as a Masonic temple. It was purchased by Mr. Holsman about a year ago.

The country's foreign trade.

"The lower values of imports and exports in 1921 as compared with 1920 and previous years." the

The structure is out of date and will be wrecked to make way for the

to specialty shops. Each shop will have show-window space opening upon ten-foot corridors. This type of building has proven particularly popular in the east. It was the result of a recent trip to Chicago and other eastern points that Mr. Holsman decided upon the erection of such a building. The specialty stores will be 20 by 40 and 20 by 50.

Limports of gold during 1921 totaled \$891,000,000 compared with \$417,000,000 during the previous year, while exports of gold aggregated \$240,000.

Limports of gold during December were the lowest for any month, during the past year aggregating \$32,000,000 as compared with \$51,000,000 cided upon the erection of such a building. The specialty stores will be 20 by 40 and 20 by 50.

Mr. Holsman in South. Mr. Holsman left last week for San

may go east before returning to Portland.

The J. K. Gill company has not yet reported definite plans for the future, although it is understood that in case they give up the Third and Alderstreet corner they may erect a structure on property downtown which they recently acquired.

Claussen & Claussen reported last week that they are preparing plans in December 1920.

Keen interest is beginning to be shown in apartment-house and flat property throughout the city and particularly on the east side, and the coming spring promises to be unusually active in building circles in these two classes of property, according to E. J. Lowe, head of the lot department of Ritter, Lowe & Co., realtors in the Board of Trade building. The realty firm closed two deals for this character of property last week, Mr. Lowe announced, both of which mean the erection of high-class paring plans for this structure.

AUDITORIUM TO BE USED FOR REALTY EXHIBITS.

Affair to Be Held by Local Dealers During Week of April 3 to 8.

Plans for duplicating this year the home beautiful exposition held by the Portland Realty board jast year, but W. H. Robison, who plans to erect an apartment building upon it. The structure will cost in the neighborhood of \$20,000 and will probably conhas been appointed chairman of the on a more extensive scale, are already has been appointed chairman of the committee which is to stage the af-

The exposition will be held April form of investment is expected to its intended to use not only the yield an excellent return," said Mr. two rooms upstairs for the various exhibits of homes, home construction, real estate market since the first of exhibits of homes, home construction, the year has been the interest shown arrangement and interior furnishing, Mr. Mariels announced.

Already a large majority of the 75 auditorium will be required to house

The personnel of a number of the committees of the Realty board was announced last Friday by A. R. Ritter, the new president, as follows:

Executive, E. B. Holmes, Joseph M. Healy J. L. Hartman, J. D. O'Donnell.

The averaging of space with the various Portland concerns will be started by the middle of the week.

cided.

The decision to stage another home beautiful exposition was reached at the first meeting of the new executive committee of the Realty board.

It is believed that the exposition held last year and the advertising campaign conducted in conjunction with it proved one of the outstand-ing features in making the year the biggest in point of home construc-tion in the history of the city. It is hoped to make this year's exposi-

structure now occupied by the J. K. Exports Fall Off \$3,743,000,000 and Imports \$2,777,000,000.

> WASHINGTON, D. C., Jan. 18 -- A ommerce department.

y \$3,743,000,000 and imports \$2,777.-000,000, the report said. attributing much of the reduction to the material decline sast year in prices of

The structure is out of date and sponding declines in volume of trade will be wrecked to make way for the modern building to take its place.

The new building to take its place, falling prices."

During 1921 exports amounted to \$4.485.000.000 as compared with \$8. and fireproof. It will have a 50-foot front on Third street and 100 on Alder.

Alder.

Observable in volume of trade to the modern building prices."

During 1921 exports amounted to \$4.485.000.000 as compared with \$8. and \$1.000.000 during the previous year, while imports aggregated \$2.508.000.000 against \$5.278.000,000 in 1920.

have five stororooms on each floor or 1920, while imports amounted to \$226, a total of 35 to be devoted entirely to specialty shops. Each shop will ber and \$266,000,000 in December a have show-window special to special t

000,000 as compared with \$51,000,000 in November and \$45,000,000 in December, 1920, and exports during the Francisco to study some buildings month aggregated \$2,000,000 as comthere of the same type with a view pared with \$606,000 in November and to getting some ideas for features to work into the new structure. He also

Branch of American Farm Bureau

Federation Organized.

ized here Wednesday. George A. Mansfield, state president, and William A. Aird, state secretary-treas-urer, were present. Mr. Mansfield explained the features and advan-tages of the hureau and cited instances of where the organization has been of great benefit. He said it was necessary for the farmers to combine in order to survive, that they were at present at the mercy of sity of filinois in an inquiry he conother combinations, both in regard to buying and selling. A five-rest mopicture was shown which depicted the advantages of farm organ-

One feature of the federation, Mr. Mansfield said, which was of great benefit to the farmer, was the pool buying of members whereby they were enabled to purchase farm imlements, twine, grain bags and many ther articles at a big saving.

Local organizers reported that they to compare dairy cows is butterfat

Banks Re-elect Officers.

CHEHALIS, Wash., Jan. 14 .- (Speial.)—There was no material change in the personnel of the directors of the three Chehalis banks at the annual elections held this week. In the Coffman-Dobson Bank & Trust com-pany the name of H. C. Coffman, pineer real estate and insurance man, was added to the list of directors. N. B. Coffman, who founded this conexhibitors who had booths at the cern in 1883, was re-elected president, last exposition have signified their H. C. Coffman and T. C. Rush were desire to take even more space this elected vice-presidents. The directors year. Indications are that the entire of the Security State bank were reelected, as were the following offi-cers: John W. Alexander president; J. T. Alexander and J. H. Cole, vice-

have been made, this being one of the first orders made locally in the matter of co-operative buying.

Japan Canada's Customer.

VANCOUVER, B. C.—The importance of the oriental market to this province is evidenced by the fact that Japan today is the principal buyer of British Columbia lead, speiter, sait herring, lumber and the second largest purchaser of copper and pulp. China is also taking increasing quantities of these commodities and other products, while British India has of est purchaser of copper and pulp. China is also taking increasing quan-tities of these commodities and other products, while British India has of

exhibitors at last year's affair and the Realty board also gave away a building lot to the lucky visitor at the exposition. It is intended to give away a number of attractive prizes this year also. Just what these will be, however, has not yet been decided.

ast week. ion likewise a factor in the up-oulding of the city. Mr. Mariels' committee consists of

Arthur B. Carlson, Chester Fuller, Joseph Roberts, F. Haxton Strong, Lease Held by Tenants Does Not L. A. Jones and C. M. Derr.

1921 INDICATED.

According to Statistics.

decrease of nearly \$1,000,000,000 in the foreign trade balance of the United States during 1921 was indi-

Exports decreased in value in 1921

1920 and previous years," the department said, "do not represent corresponding declines in volume of trade

The first floor of the projected structure will be devoted to business seattle structure will be devoted to business \$60.000 as against \$294.000,000 in No-establishments. The remainder will vember and \$720,000,000 in December, boxe 500.000.

YAMHILL FARMERS UNITE

YAMHILL, Or., Jan. 14.—(Special.)
-A Yamhill branch of the American

avenue. The state convention of the organization will be held at Yakima, January 30 and 31. Delegates who will represent this county are O. O. Phelps of Dryad, E. I. Alvord of Centralia and C. L. Woodrum. Arrange-ments to buy a pool car of farm im-plements through a local dealer at plements through a local dealer at 2. Duchess Skylark Ormsby, No. 12418, 735 per cent above wholesale prices Holstein, 27,761.7 pounds milk, 1250.09 have been made, this being one of pounds fat; last owner, J. B. Irwin, Min-



Home to the woman is the one place of greatest importance. It is at once the scene of her work, her recreation, her devotion; all her interests are centered here. Her home is her life, and she loves a home—beautiful, dignified and joyous. It is dependent on the good tasts with which the home—be it a mansion or bungalow—is furnished. Nothing adds quite so much to

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Requires no more room than an upright piano.

Reduced Price \$695

For This Month Only Pay Cash or as Little as \$15 a Month

Grands and Player Pianos \$100 to \$300 Below Regular Prices BEHNING UPRIGHT PIANO, mahogany ..... \$505

FRANKLIN AMPICO REPRODUCING PIANO.

Renewed and Used Pianos and

Player Pianos

tive space of this small grand and an upright piano,

WELLINGTON, mabogany
WHEELOCK & Co, UPRIGHT, mabogany
SMITH & BARNES UPRIGHT, large oak
SCHUBERT & CO, UPRIGHT, mabogany
HOWARD (2) IPRIGHTS, mabogany
HOWARD (2) IPRIGHT, onk, large
CHICKERING UPRIGHT, onk, large
CHICKERING UPRIGHT, golden onk
DELMAR UPRIGHT, golden onk
FOSTER PLAYER, walnut
HINZE UPRIGHT walnut HINZE UPRIGHT.

FISCHER UPRIGHT MARTIN BROS. UPRIGHT. KIMBALL, mahogany. SCHAEFER, oak. Pay as little as \$15 cash or more, then \$10, \$12 or more a month. Seventh Floor-Liuman, Wolf-

New, Renewed and Used Pianos 25% to 50% Below

# PENROSE BROTHERS ACQUIRE FAME IN RESPECTIVE LINES

Three Younger Survivors of Senator Are Scientists and All Have

RBANA, Ill., Jan. 14,-Fifteen of fat; last owner, Peter Small, Chesterland the 16 greatest butterfat pro-ducing cows in the world-evducing cows in the world—every one of them a super cow—are to be found in the United States, reports Professor W. W. Yapp of the University of fillinois in an inquiry he conducted for the Associated Press. The leader of the list, however, halls from Canada.

Great as these cows are, the future will produce even greater, Professor Yapp predicts.

Prefacing his list, the fillinois dairs husbandry expert says:

"The only common ground upon"

14. Anna Lenex de Kei II, No. 153818. Hoistein, 29,1627 pounds milk, 1073.2 pounds milk, 1073.2 pounds milk, 1073.2 pounds milk, 1073.4 pounds fat; last owner, Harry Yates, Orchard Park, N. Y.

15. Aggie Riverside II, No. 164467, Holstein, 29,1627, pounds milk, 1065,32 pounds fat; last owner, Harry Yates, Orchard Park, N. Y.

16. Wisconsin Pride II, No. 427126, Holstein, 29,36219 pounds milk, 1062,35 pounds fat; last owner, John Erickson, Waupaca, Wis.

"One might rightfully ask, will the

"The only common ground upon which it seems advisable to attempt had signed up 80 per cent of the production. It is not possible nor prac-farmers solicited. ticable to compare cows on the basi of milk yield, inasmuch as the breeds differ so markedly in\_both quantity and quality of the milk which they produce. They are very similar, how-

"It is a long jump from 100 pounds to 1250 pounds of butterfat. Yet this amount just about represents the difference in production between the primitive cow and our present day marvels. What would those original cows think and more particularly, what would their owners think, if they could see our newest super-cows. "The accompanying table gives the 16 cows regardless of breed, age, ownership or location which have the largest butterfat productions for the presidents; W. J. Ford, cashler. The presidents;

orded by the Illinois professor; 1. Bella Pentlac, No. 46321 C. H. B., Holstein, 27,017.0 pounds milk, 12,59.00 pounds fat, last owner, Thomas A. Barron, Branford, Ont.

Reached Height of Their Respective Professions. 12. Maple Crest Pontiac Application c. 141108, Holstein, 23,421.2 pounds milk

"One might rightfully ask, will the world ever see greater producing cows than these?" Professor Yapp adds: "Undoubtedly yes. We need only to go back ten or a dozen years o recall that there was not a single ow which had produced as much as 1000 pounds of fat. Every cow in the above table has produced in excess of 1060 pounds of butterfat. Surely the will bring forth even greate

THIRD FLOOR OF EXCHANGE BUILDING TAKEN.

Northwest Wheat Association Will Make Minor Alterations in Quarters.

The Northwest Wheat Growers' asociation, which recently moved its cial.)—The Lewis county farm bureau has procured an office for its executive secretary, C. L. Woodrum, at the corner of Park and Pacific avenue. The state convention of the organization will be held at Yakima, Wash., has taken a lease on the major lease was made Friday by Donald G Woodward, superintendent of the uilding. The Oregon Grain Growers' associa

tion will be associated with the Northwest Wheat Growers in the oc-cupancy of the space. The space leased included 21 offices. Minor alterations will be made to meet the requirements of the two associations. This work will pushed with speed so as to enable the two associations to move into their new offices by February I. The Northwest Wheat Growers' as

sociation is new occupying temporary quarters in the Railway Exchange building. When the space in the Exchange uilding was taken it was understo that more might be taken later on to meet the needs of the growth of the organizations.

The Oregon Grain Growers' associa-

Moorehead, Minn.

Tountess Frus. No. 48785, Guernsey.

18.623.9 pounds milk. 1902 28 pounds fat:
last owner. F. L. Howkea, Graton, Mass.

S. Murne Cowan. No. 19307, Guernsey.

24.008.0 pounds milk. 1908.18 pounds fat:
last owner. F. L. Howkea, Graton, Mass.

S. Murne Cowan. No. 19307, Guernsey.

24.008.0 pounds milk. 1908.18 pounds fat:
last owner. O. C. Barber, Barberton, O.

8. O. K. L. Pearl Iula. No. 285487, Holting. 27.250.2 pounds milk. 1902.46 pounds.

Lane county farmers are setting out several hundred acres to Italian prune trees, according to local nursery. N. T.

10. Emeretta Korndyke de Kol. No. 195237, Holzein. 28.025.7 pounds milk.

107.35 pounds fat! hast owner, Winterthur farms. Winterthur, Del.

11. Ona Button de Kol. No. 115939, Holtether. Del.

12. Ona Button de Kol. No. 115939, Holtether. Del.

13. Ona Button de Kol. No. 115939, Holtether. Del.

14. Brewn, New Era: H. M. Olden, for this variety of trees is unprecedented.



Alaska's Little Plumber

WE sell plumbing of character. Both our fixtures and our repair work live up to the high ideals we had when we first started business. If there were any better plumbing supplies than those we display we would have them. Don'e forget our phone number is East 2954.

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