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LOCAL AFFAIRS.

REAL ESTATE SALES.—The following sales of lands in Linn county, during the past few days, will give some idea of real estate values: Joseph Nixon sold 93 80,100 acres to John Gaisendorfer for the sum of \$2,345—about \$25 per acre. The same gentleman sold to Samuel Conn 80 acres for \$2,000—\$25 per acre. Jerry Lafollette to Jas. A. Balch, 107 acres, consideration \$2,500. James A. Pennebaker to Charles Lemen and R. Touzer, 160 acres for \$2,080. Reasona McConnell to Noah Overholser, 204 acres for the sum of \$3,000.

REAL ESTATE AGENCY.—See the new card of Messrs. Stitzel & Upton, real estate brokers, Portland, in this issue. Their branch office in this city is in charge of Mr. John C. Mendenhall, a stirring business man, who will take pleasure in showing new corners and all who are on the buy, the finest pieces of land, and the most eligible building lots, in this section of country. Persons wishing to invest in real estate for the purpose of speculation, are advised to visit Linn county, Oregon, where there is a prospect of doubling their money in a very short time. And for full and reliable information, prices, etc., call on J. C. Mendenhall, real estate agent, office in Parrish's brick, First street.

DRUGS, &c.—We direct the reader's attention to the new advertisement of Geo. F. Settlemier, Druggist, elsewhere in this issue. Mr. S. has the neatest fitted up establishment in the State, and you can always find in it a full supply of pure drugs, all the standard patent medicines, and a large assortment of perfumery and toilet articles. Our artist friends will find there a full assortment of oils, paints, glass, varnish, etc., at liberal prices. Besides George is a wholesaler of boys with whom it is a pleasure to deal. Try him on a couple of times.

FACT.—We can confidently recommend our friends at Brownsville and vicinity to the establishment of Mr. A. Wheeler, when in want of dry goods, groceries, clothing, boots or shoes, hats, iron, steel, or almost anything they need. They will not only meet with a courteous reception, but they can obtain anything he has for sale at the very lowest price, his motto being: "Quick sales and small profits."

THANKS.—We are under obligations to Hon. W. F. Alexander for copies of the following reports: Bi-annual Reports of the Secretary of State and of the State Treasurer; report of the Joint Committee on the Penitentiary, Adjutant General's report, and report on the Insane Asylum.

RIVER NAVIGATION.—The whistle of the steamer *Sho Fly*, on Wednesday, announced to our people the fact that navigation was again resumed on the Willamette. The steamer brought up a large invoice of iron, steel, etc., for W. H. Kuhn & Co., the popular merchants on First street, where a full assortment of all articles in the hardware line may be found.

CITY ELECTION.—City Recorder Arnold gives notice this morning that the annual election for city officers will occur December 5th, 1870. Gentlemen aspirants for office should promptly hand over to the printer \$2, and publish to the world the office they desire. People will then know who want office.

SMALL POX.—Reports have reached this city to the effect that the small pox has reached Seio—that among others Mr. Ostrander, of that city, is one of the sufferers from that loathsome disease. Of the correctness of the report we have no means of knowing.

SECOND.—On Wednesday evening the steamer *Albany*, Capt. Miller, reached our wharf—the second steambot for this season. For the next several months, judging from the present appearance, there will be no lack of water in the Willamette.

CORRESPONDENCE.—We publish today the first of a series of letters promised from a young and talented Oregonian, now traveling in the East. As he is a wide awake and close observer, we expect his letters will prove very entertaining to our readers.

DEATHS IN LINN COUNTY.—For the year ending June 1st, 1870, there were forty-five deaths in Linn county, twenty-six of whom were females and nineteen males. Forty-four of these were native born.

Water was let into the new mill race of the City Mills on Tuesday, and all the machinery worked to a charm. The mill is now running steadily, making splendid flour.

Mr. E. Cartwright, of the Froman Buildings, informs us that the warehouse has now in store some 90,000 bushels of wheat, and 60,000 bushels of flax, and still the wheat keeps coming in.

RAILROAD.—For lack of ties, or some other cause, the track of the O. & C. Railroad was not laid to Jefferson by last Saturday as had been previously announced. It was thought it would be finished to that point to-day. Portland papers still insist that the track will be finished to this city by the 20th inst. If the track is finished to Jefferson to-day, there will still be eight days left to finish the road to this city, a distance of eight miles. We should be willing to walk out to the depot grounds, in a hard rain storm, without an "ambriel" over us, on the 20th, to witness the completion of the road to this point—just for greens. Oysters and cigars! but the 20th must not pass without our hearing the "toot," "toot" of the locomotive. There is an army of men hereabouts who are anxious to pay their railroad subscription before the close of November! This being the case, we hope Ben Holladay will order a supply of rubber overcoats for the track layers, and put the road through "on time."

FRESH AS A LARK.—Comes the *Western Monthly*, clothed in new garments, enlarged and improved throughout, making it rank among the first magazines of the day. The great fire on the 4th of September last in Chicago, destroyed the building in which the *Western* was published, with all its contents. Thus all manuscripts, proof sheets, matter in type and stereotype plates of the October number (as well as the stereotype plates of the back numbers) were entirely destroyed. A new font of type was immediately ordered, but was not received in time for the issuance of the October number. The number before us surpasses in interest any of its predecessors. May it continue to grow and prosper. The *Western Monthly* is published in Chicago, at \$4 per annum, with reduction to clubs.

PERSONAL.—We are pleased to greet our old friend and fellow townsman, Thos. Monteith, Esq., who has been a resident of San Francisco for some time past. He looks none the worse for his sojourn among the Tarheads.

Mr. C. P. Burkhardt and lady returned to their home in this county, from a visit to the East, on Wednesday. Capt. A. D. Monteith is lying very low with consumption, at the residence of his father in this city. Rev. T. S. Kendall, of Brownsville, arrived here during the week from his trip East.

The Sewing Circle held at Mr. E. Cartwright's on Wednesday was well attended, notwithstanding the inclemency of the weather, and it proved a very pleasant occasion. A party of hunters have gone to the mountains, where they propose to camp this winter, for the purpose of keeping this market supplied with fresh mountain trout, venison, etc.

CENSUS ITEM.—There are one thousand and sixty farms in Linn county, the gross production from which average about \$2,000 each.

A large proportion of the deaths in this county during the last year, are said to have been caused by consumption and dyptheria.

Butter is a scarce article in this market, and readily sells at 37 1/2 per pound. Eggs are also eagerly sought after, and twelve of them readily "fetch" three bits.

Apples, of the cooking variety, are plenty and cheap. Potatoes are in tolerable supply at 75c per bushel. Cheese, home made, commands 22c @ 25c.

S. F. MARKETS.—Following are the latest San Francisco quotations: Flour—Superfine, \$5 1/2 @ 5 50; extra, \$6 25 @ 6 50. Wheat—Fair, \$1 9/24; choice, \$2. Oats—Fair to good, \$1 20 @ 1 27 1/2. Barley—Good to choice, \$1 20 @ 1 25.

The market here has changed materially since our last quotations, in some articles, while in others it remains *status quo*. What is still quoted at 70c @ 75c per bushel. We hear of but one farmer who reports sales at a higher rate—80c.

"Gobs" of rain and cloudy weather during the week.

"The Democratic Scab" is the name given to the disease so prevalent in Salem lately, and which was thought to be small pox.

A profuse and many times excessively offensive discharge from the nose, with "stopping up" of the nose at times, impairment of the sense of smell and taste, watering or weak eyes, impaired hearing, irregular appetite, occasional nausea, pressure and pain over the eyes, and at times in the back of the head, occasional chilly sensations, cold feet, and a feeling of lassitude and debility are symptoms which are common to Catarrh, yet all of them are not present in every case. Dr. Sage's Catarrh Remedy cures Catarrh in its worst form and stages. It is pleasant to use and contains no poisonous or caustic drugs. Sent by mail on receipt of fifty cents. Address R. V. Pierce, M. D., Buffalo, N. Y. A pamphlet sent free. Sold by druggists.

The Salem Farmer advocates the cultivation of peanuts (Gruber Peas) as a profitable crop in Oregon. Why not?

NEW TO-DAY. SELECT SCHOOL. SCHOOL is being taught in the ALBANY COLLEGIATE INSTITUTE, under the supervision of M. T. CRAWFORD, assisted by Miss JULIA REXAS.

RATES OF TUITION. (Per quarter of eleven weeks.) Primary Department.....\$4 00 Preparatory and common branches..... 5 00 Advanced English..... 7 00 Ancient and Modern Languages..... 9 00 Tuition Payable in Advance.

To Benoni Hoskins: YOU ARE HEREBY NOTIFIED THAT the affidavits of William McCaw and William Robinson have been filed in this office, alleging that you abandoned your Donation Claim upon the S. E. qr. of Sec. 24, in T. 14 S. R. 2 W., and did not reside upon and cultivate said land for four years, and that the 3d day of December, 1870, at 1 o'clock P. M., has been fixed upon by us for the hearing of said alleged abandonment, at which time you are required to appear and offer evidence in support of your claim, or the same will be considered abandoned as alleged, and canceled. Rosenberg Land Office, Oct. 19, 1870. Wm. R. WILLIS, Register. A. R. PLANT, Receiver.

READ! READ! READ! \$10,000 STOCK OF General Merchandise, Now being sold to close business, consisting of DRY GOODS: CLOTHING, BOOTS & SHOES, SHELF HARDWARE,

THE EYES! THE EARS! DR. T. L. GOLDEN, Oculist and Aurist. ALBANY, OREGON.

IRON & STEEL! W. S. DRIGGS, CITY NEWS DEPOT, Front street, Albany, Oregon. HAS JUST OPENED A FIRST-CLASS NEWS DEPOT and STATIONERY STORE.

WARRANTED PURE. Dr. Pierce's Golden Medical Discovery. The standard remedy for Coughs, Influenza, Sore Throats, Whooping Cough, Croup, Liver Complaint, Hæmorrhoids, and every affection of the Throat, Lungs and Chest, including CONSUMPTION.

MRS. S. A. JOHNS, Agent for Albany. THE SINGER MANUFACTURING CO., No. 428 Broadway, New York. DRUGGISTS & APOTHECARIES, PATENT MEDICINES, Perfumery, Toilet Goods, &c.

NEW FIRM. W. H. KUHN & CO., Having just received a Large and well selected Stock of HARDWARE, SUCH AS FARMER'S & MECHANIC'S TOOLS, ANVILS, VICES, BELLOWS, Hammers, Hammers, Hammers, Hammers,

RECEIVING AND OPENING A LARGE and splendid assortment of WOOD AND WILLOW WARE. Which we offer at reduced rates.

DR. GOLDEN'S Ophthalmic Doctor, S. C. Golden. Dr. GOLDEN has had experience in treating the various diseases to which the eye and ear are subject, and feels confident of giving entire satisfaction to those who may place themselves under his care.

W. H. KUHN & CO., Wholesale and Retail Dealers in STAPLE AND FANCY DRY GOODS.

W. S. DRIGGS, CITY NEWS DEPOT, Front street, Albany, Oregon. HAS JUST OPENED A FIRST-CLASS NEWS DEPOT and STATIONERY STORE.

DR. PIERCE'S ALT. EXT. GOLDEN MEDICAL DISCOVERY. This is the most thorough blood purifier yet discovered, and cures all humors from the worst scrofula to a common eruption.

W. H. KUHN & CO., Wholesale and Retail Dealers in STAPLE AND FANCY DRY GOODS.

NEW TO-DAY. BUSINESS TILL RUSHING AT THE NEW JEWELRY STORE. J. D. TITUS, Albany, Oregon.

THE FINEST SELECTION OF JEWELRY AND FANCY GOODS, Of all kinds constantly on hand.

STAPLE DRY GOODS! At Extraordinary Low Prices.

Wool, Bacon and Lard! A. COWAN & CO.

DRUGGISTS & APOTHECARIES, PATENT MEDICINES, Perfumery, Toilet Goods, &c.

STITZEL & UPTON, REAL ESTATE BROKERS, and GENERAL AGENTS.

P. C. HARPER & CO., DEALERS IN GENERAL MERCHANDISE!

BLAIN & YOUNG, DEALERS IN DRY GOODS, GROCERIES, AND HARDWARE, Hats, Boots and Shoes; Ready Made Clothing, Etc., Etc.

W. H. MEARLAND & CO., Successors to O. P. Tompkins & Co., STOVES, RANGES, Force & Lift Pumps, Lead & Iron Pipe, Hollow Ware, House Furnishing Hardware, Tin, Copper & Sheet Iron Ware.

P. C. HARPER & CO., DEALERS IN GENERAL MERCHANDISE!

ADMINISTRATOR'S SALE. PURSUANT TO AN ORDER OF THE County Court of Linn county, Oregon, made at the October term, 1870, in Probate, the matter of the estate of Morris Howell, deceased, I will sell at public auction, to the highest bidder, at the Court House door in Albany, Linn county, Oregon, between the hours of 9 o'clock A. M. and 3 o'clock P. M., on Saturday, November 19, 1870, the following described real property, situated in the town of Lebanon, in said county, and belonging to the estate of said Morris Howell, deceased, to-wit: Lots Nos. 2, 7 and 8, in Block No. 9, Terms of Sale—Gold coin, one-half in hand and the remainder in six months, secured by note at twelve per cent. interest.

BRICK! BRICK! THE UNDERSIGNED HAS A QUANTITY of brick for sale in Albany, and is also prepared to do all kinds of Brick-laying on short notice and in the very best manner.

ALBANY ADVERTISEMENTS. R. Gheadle & Co., Wholesale and Retail Dealers in Groceries and General Merchandise!

FORWARDING & COMMISSION MERCHANTS. MARK GOODS: Care of L. C., Albany, Oregon; or R. C., San Francisco, Cal.

NOTICE TO SHIPPERS. I INTEND DOING A General Commission Business IN SAN FRANCISCO, for the purpose of selling All kinds of Produce that may be consigned to me to sell.

GOODS RECEIVED BY Every Steamer which will be sold for CASH or TRADE.

WHEAT WANTED! Sixty Cents per Bushel in trade, or on Book account. For all that may be offered oct 29 1870 R. CHEADLE.

THE OLDEST PURELY LIFE INSURANCE CO. IN THE UNITED STATES Governed by the Massachusetts Lapse Law.

NEW ENGLAND MUTUAL Life Insurance Company of BOSTON. Purely Mutual. It was chartered in 1825, and its valuable history, during twenty-five years' active operation has thoroughly established its reliability.