

ALFALFA IS KING

IRRIGATION IS THE POWER BEHIND THE THRONE

\$5.00

Down and \$1 per month, for 30 months, will secure you one acre of Alfalfa. One acre of Alfalfa will produce from 5 to 8 tons per year. The average price of Alfalfa is \$7.50 per ton. Join our cooperative syndicate and buy as many acres as you can. **\$5.00**

THE MONEY IN ALFALFA

Of all the forage plants, alfalfa is the most wonderful. As a crop for irrigated sections, it easily stands at the head of the field by being beyond the comprehension of those who are not familiar with its growth. It is a perennial plant and produces on irrigated ground three good crops a year, with a total yield per acre of five tons, wheat six and eight acres often secured. In Crook county it is the staple hay and green-feed crop, and yields quickest returns. The first year it is sown with oats, wheat, barley or rye, and these yield a splendid crop. The next year the alfalfa yields abundantly from two to three crops. After that it is good for two crops per season, with plenty for fall pasturing. It is relished by and fattens all kinds of stock, including hogs, cattle, sheep and horses, and even hens, turkeys and ducks. Found for food, it is more nutritious than red clover or any grass. Irrigated land with well-established crops of alfalfa will furnish a minimum income of from \$15 to \$20 per acre. Twenty acres in alfalfa, under wise management, will yield a cash income sufficient to support a family. Year by year the alfalfa for grazing stock is being cut down, and the demand for alfalfa becomes greater. Stockmen and sheepmen pay from \$5 to \$20 per ton for alfalfa hay in the stack, according to the supply obtainable.

GREAT WATER SURPLUS

No stream in the world used for irrigation has such remarkable features as the Deschutes, the source of supply for the canals of the Deschutes Irrigation & Power company. The Deschutes, one of the largest, if not the largest, interior rivers, has its beginning in the perpetual snow fields of the eastern slopes of the Cascades, and flows northerly 200 miles parallel with the mountains, its entire course above our diverting point being the highest and most important parts, fortunately are included within the Cascade range forest reserve, established by an act of congress. Thus the source of the Deschutes is forever protected. This stream possesses peculiar advantages from an irrigation standpoint, in the uniformity of flow of a large volume of pure, clear, soft water. The variation between its highest and lowest stages is not more than 18 inches. This is explained because of its velocity, its freedom from ice, the dense forest shading the snow in the timbered district, from sudden melting in the spring, the natural drains caused by the lava subsoil

HOW YOUR PROFITS ARE FIGURED

The first year the land will be seeded to alfalfa, with which will be sown rye, wheat or oats, alfalfa not producing a crop of any consequence the first season, as it requires two years to become properly rooted. This crop of grain will be worth at least \$7.50 per acre. The two following years the land will produce at least five tons a year per acre, or 10 tons, which at the present prices would bring in the stack \$100 or \$75 per acre each year. At \$5 per cent on an investment, this would make the land worth \$200 an acre. But at the usual prices these figures would be cut in half and even at that each year's crop would be worth \$27.50 per acre, which, added to the grain crop, would total for the three years \$225.00 per acre. We estimate that the total cost of producing these three crops, including all improvements for the land, will amount to \$200 per acre, thus leaving a net balance of \$22.50 per acre to be divided equally between the purchaser and the company, and reducing the entire cost of the LAND TO THE NORMAL SUM OF \$250 PER ACRE. OUR DEPENDABLE IS NOT TO CONVINCED YOU OF THE VALUE OF THESE STATEMENTS, BUT IN SHOWING THE OPPORTUNITY OF DOING SO. You cannot afford to miss the chance now offered you to obtain a contract in series No. 1, which will be the first to mature and probably the only one that will be offered at these extremely low prices and favorable terms.

OUR PROPOSITION

We are offering the Deschutes I. & P. Co.'s lands for sale in 5-acre tracts at \$25 per acre, payable as follows: \$5 down and \$1 per month for 30 months. When series A, consisting of 100 acres, shall all have been sold the subscribers to the series will choose a representative who, in company with a member of Deschutes Irrigation Syndicate, will visit the lands and select the 100 acres sold and to be improved. A contract will then be entered into for the tract and the first payment made thereon out of the proceeds of the sales of the series. The company will proceed to fence the tract with a good, substantial post and 3-wire fence, clear and plow the land and seed it the first year to alfalfa and grain, and construct the laterals and distributing ditches for properly irrigating the crop, and care for and harvest the same. The second and third years the alfalfa will be properly irrigated and harvested, and each year the crops will be disposed of in open market to the best possible advantage, and at the end of the third year one half of the entire net proceeds of the three crops, after deducting the cost of production and fencing, will be returned to the subscribers pro rata as a dividend. At the expiration of 30 months, or when all the installments shall have been paid, each subscriber will receive a warranty deed for his land free from all incumbrances. While the company does not undertake to guarantee any specified amount in the shape of dividends, it is confidently expected that the dividends will not be less than \$25 per acre, and should present prices continue the dividend would easily repay the investor's entire outlay, leaving the improved land as a clear profit.

EVERYBODY CAN JOIN OUR SYNDICATE AND SHARE IN THE PROFITS.

Men and women of moderate means; merchants, clerks and, in fact, anyone able to meet our liberal terms can get from 1 to 40 acres of selected alfalfa land that we will improve, fence, irrigate and plant to alfalfa and wheat and apply the profits from crops on payment of this land. **WE ARE SURE THAT ONE THIRD OF THE PRICE WILL BE REFUNDED TO YOU FROM CROPS BY TIME PAYMENTS ARE COMPLETED, BUT IF PRICES KEEP UP TO THE PRESENT PREVAILING PRICES ON ALFALFA WE MAY PAY IT ALL BACK TO YOU.** Under our safe, sure co-operative plan you can pay \$5.00 down and \$1.00 per acre monthly on as many acres as you can swing, and at the end of thirty months you get deed to land and your share of profits of crops raised on the land which you are making these payments.

HOW IT FIGURES OUT AND WHAT \$10 MONTHLY WILL ACCOMPLISH.

Suppose you are working every day and could not go out on land to improve and cultivate it; yet you know that the same lands in famous Yakima Valley were worth from \$100 to \$500 per acre and that our lands would be worth that in the near future; suppose you paid first payment of \$5.00 per acre on ten acres and \$10 per month afterwards for 30 months—you would pay in all \$350. And it is safe to say that this same land would then bring \$1,000 from advance in value alone. But best of all it would be improved, put under irrigation and cultivated and the crops raised on it would be worth (we estimate) not less than \$300 and as much as \$400, and you would get that in cash along with deed to land, making the land cost you little if anything.

OUR PROPOSITION (continued)

Those in city or who wish to investigate further can do so by making appointment with this coupon. In evening when necessary.

TO: _____
I am interested in your offer and want to reserve _____ acres, pending further investigation. I can meet you at your office at _____ P. M., on _____ Date.
Signed _____
Street Address _____

HOW IT FIGURES OUT AND WHAT \$10 MONTHLY WILL ACCOMPLISH (continued)

Series No. 1 will be first to enhance in value, and in order to get in on this series cut this coupon out and mail at once.

TO DESCHUTES IRRIGATED LAND SYNDICATE:
I enclose \$5.00 per acre for _____ acres of series No. 1. Please send duplicate contract for signature and full particulars.
Signed _____
Address _____

HOW IT FIGURES OUT AND WHAT \$10 MONTHLY WILL ACCOMPLISH (continued)

CHARACTER OF THE SOIL.
There is no reason why this land should not show a very large increase in value during the next few years, as lands of a similar character but in less favored parts of the Pacific northwest

OUR PROPOSITION (continued)

Those in city or who wish to investigate further can do so by making appointment with this coupon. In evening when necessary.

HOW IT FIGURES OUT AND WHAT \$10 MONTHLY WILL ACCOMPLISH (continued)

Series No. 1 will be first to enhance in value, and in order to get in on this series cut this coupon out and mail at once.

HOW IT FIGURES OUT AND WHAT \$10 MONTHLY WILL ACCOMPLISH (continued)

CHARACTER OF THE SOIL.

OUR PROPOSITION (continued)

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HOW IT FIGURES OUT AND WHAT \$10 MONTHLY WILL ACCOMPLISH (continued)

Series No. 1 will be first to enhance in value, and in order to get in on this series cut this coupon out and mail at once.

HOW IT FIGURES OUT AND WHAT \$10 MONTHLY WILL ACCOMPLISH (continued)

CHARACTER OF THE SOIL.

OUR PROPOSITION (continued)

Those in city or who wish to investigate further can do so by making appointment with this coupon. In evening when necessary.

HOW IT FIGURES OUT AND WHAT \$10 MONTHLY WILL ACCOMPLISH (continued)

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HOW IT FIGURES OUT AND WHAT \$10 MONTHLY WILL ACCOMPLISH (continued)

CHARACTER OF THE SOIL.

OUR PROPOSITION (continued)

Those in city or who wish to investigate further can do so by making appointment with this coupon. In evening when necessary.

HOW IT FIGURES OUT AND WHAT \$10 MONTHLY WILL ACCOMPLISH (continued)

Series No. 1 will be first to enhance in value, and in order to get in on this series cut this coupon out and mail at once.

HOW IT FIGURES OUT AND WHAT \$10 MONTHLY WILL ACCOMPLISH (continued)

CHARACTER OF THE SOIL.

DESCHUTES IRRIGATED LAND SYNDICATE

Telephone Main 2498 418 OREGONIAN BUILDING, PORTLAND, OREGON Office Hours: 9 a. m. to 9 p. m.

Invest in that great industrial center

ST. JOHNS

Reality will double in value within one year's time.

8170—Lots 56x100, only 4 blocks from the business section of St. Johns.
8200—100x100, overlooking the river.
8300—100x100, close in.
8375—100x100, only 4 blocks from the sawmill.
8400—50x125, modern 6-room house.
BUSINESS LOTS, RESIDENCE LOTS, MORE TRACTS, NEXT YEAR.

Shepard & Tufts

REAL ESTATE EXCHANGE, Phone, Scott 4521, St. Johns, Or.

Fine Multnomah County Farm
170 Acres—150 acres highly cultivated; well fenced and cross-fenced; fine large house, fine barns, family orchard, garden and fruit trees. It is 14 miles from Vancouver, in Clatsop county, 2 1/2 miles to railroad station; pays good interest on its price—\$10 per acre. Also 500 acres of woodland; pasture immediately adjacent at \$5 per acre.
W. W. ANDERSON, 201 McKay Bldg., Cor. Third and Second.

KERN PARK

18 Fine Rose Bushes Free to Every Buyer.
ALL LOTS SOLD ON MONTHLY INSTALLMENTS
In plating the beautiful field which lay between the original plat of Kern Park and
Next to the Car Line
We want to attract flower lovers, and those who take an interest in beautifying their home grounds. In addition to twelve roses free to every buyer from now on, we will also give
\$250 IN PRIZES
From \$5 to \$25 for the best lawns, best gardens, etc. Those who have already bought, as well as those who shall hereafter buy, may compete for these prizes.
Get out at KERN PARK STATION, on Mt. Scott Car Line.
STANBORN REAL ESTATE COMPANY, 200 1/2 Morrison Street.

For Sale

160 ACRES—Homestead claim, 7 miles from R. R. and county seat; 1 mile to logging stream; road to place; cabin built; will be made; 3,000,000 feet fir; a snap, at \$150.
100 ACRES—Homestead claim, 3 miles to R. R. station; 1 acre alfalfa; 2 seeded; 2 acres in cultivation; 40 acres easily cleared; about 20 acres pine; land saw timber; double log-house; about 2 tons Chittim bark; 40 rods picket fence; 400 pounds fence wire; good cook stove; cooking utensils; dishes, couch, 2 sets wire springs, combination mattress, pillow, bed, clothes for work; in place; all nearly new; young mare and saddle. All for \$500.
11-3000 house on Overton street, 6-room; walk; street graded. Price \$11,100.

Maxwell & Burg

231 Abington Bldg., Portland, Or.

Bargains in Rooming Houses
\$ 800—12 rooms, low rent; rooms all on one floor.
\$1200—24 rooms, low rent. This is a good-paying house.
\$2000—30 rooms, centrally located, all full; good buy and lease.
\$2000—14 rooms, lease to 1920; rent \$75. This is a money-maker.
\$3000—18 rooms, low rent, with lease for one year.
\$1600—25 rooms, 3 blocks of Portland hotel, west; lease. This is a snap.
I also have boarding-houses, large and small, in all parts of city, and at all kinds of prices; also cigar stands, saloons, restaurants, barber shops, boot-black stands and baker shops.
WALTER A. GREEN, 200-200 1/2 Commercial Bldg., Main 1202.

KERN PARK

On Mt. Scott Electric Line
Sycamore Real Estate Co., 200 1/2 Morrison Street.
A Choice Corner
South of Jefferson street on Park, at a bargain. See it. P. HENKLE, room 444, Sherlock Bldg., 23 1/2 Third St.

LOOK HERE

And then decide whether these PROPOSITIONS are not better than plain water, bath, toilet and plumbing for gas company's big barn is well under way.
LOT 50x100 FEET
\$200 Each and Upwards
Easy Terms
Perfect Title
Title Guarantee & Trust Co., 6-7 Chamber of Commerce.

Piedmont

Streets are now being graded, water mains ordered, and plumbing for gas company's big barn is well under way.
LOT 50x100 FEET
\$200 Each and Upwards
Easy Terms
Perfect Title
Title Guarantee & Trust Co., 6-7 Chamber of Commerce.

NEW FIVE-ROOM COTTAGE

Modern in every respect, hot and cold water, bath, toilet and plumbing for gas company's big barn is well under way. Location in Sunnyside, on East Madison street. Only \$1,500. Terms.
PATTERSON & STEWART, 1009 1/2 Belmont St., Phone Union 321.

Business and Real Estate Chances

\$3000—6-room modern house, with fireplace and 12 acres of land, barn, chicken-house, fruit trees and shrubbery; 1 mile from Oregon City, on electric car line, 3 minutes walk to mill; part cash.
Lots in East Portland Heights, Arleta, Stewart Park and Archer Place.
\$ 300—4-room house and lot 50x100, at Stewart Park, \$100 down, \$10 per month. Why pay rent?
A FOUR ROOMS near Mount Tabor, with 12 lots, carriage shed and chicken-house, fruit trees and shrubbery, at a bargain.
NEW 5 and 6-room cottages, on payments of \$50 to \$100 down and \$10 per month.
SAWED and complete lumbering outfit, with tract of timber land at a bargain.
On Mount Scott car line, 30 minutes from business district. Now is the time to secure lots in this beautiful addition—\$5 down, \$5 per month.

Archer Place

On Mount Scott car line, 30 minutes from business district. Now is the time to secure lots in this beautiful addition—\$5 down, \$5 per month.

Pacific Land Investment Company

107 1/2 First Street, Room 7.

GOOD BUY!

Full lot with good building on Washington street.
Pays Good Interest on the Price \$16,000
THE HEALY INVESTMENT CO., 210-214 Abington—100 1/2 Third St.

Homebuilders and Speculators Your Attention!

Do not fail to carefully examine WADSWORTH FARM property. It is located on the most slightly table land between the river and on both car lines. No question—Wadsworth Farm will become the most valuable residential property in the city of Portland. Prices most liberal. Terms cash; monthly or quarterly payments.
Do yourself a kindness by calling or sending for WADSWORTH FARM maps. REMEMBER, I have many more choice bargains in Portland property.
W. M. KILLINGSWORTH, Pioneer Real Estate Dealer, 208 Chamber of Commerce.

EXCHANGE

Four new dwellings, well rented; will trade for a farm.
HENKLE & BAKER, 217 Abington Bldg., Portland, Or.

EVELYN



Heart of Celebrated Mt. Scott District 25 Minutes from First Street—Mt. Scott Car—5-Cent Fare.

One car fare and transfers will soon carry you to the limits of all Portland car lines.

Homes for the Price of Rent

Ten Cents a Day

For choice building lots, \$3 down and \$3 a month. They are selling fast and you'll get no more at these prices and terms. Alleys, water mains, all city conveniences. Agent on ground. City office open evenings.

GEO. W. BROWN, Room 203 Falling Bldg. Phone Main 2125.

ELECTION

Is over and four years of PROSPERITY is assured and now is the time to get you a HOME and quit the rent leak forever. We have two 4-room cottages that we will sell you for less than you are paying out each month in rent. Come and see us today. These houses are within half a block of the Mt. Scott car line and a great buy.

Arleta Land Co.

Successors to Potter & Chapin.
246 STARK STREET.

Farm Bargain

100 ACRES—All choice land; no gravel; 75 acres cultivated; 8-room modern plastered house; concrete basement; hall, pantry, closets, bath, etc.; also barn, rustic and painted red; house and barn nearly new; 10 cows, 2 calves, 8 yearlings, some chickens, harness, wagon, covered hack, plow, harrow, rake, mower, cream separator; 10 miles from Portland, on nice, level road all way out; 1 1/2 miles from electric line. Price for all, \$10,000.
HENKLE & BAKER, 217 Abington Bldg., Portland, Or.

East Side Home

\$2300
A very good 7-room house, has brick basement and up-to-date plumbing; the lot is extra large, having 48 feet frontage; both the house and grounds are in perfect condition; near good school and car line; set on a beautiful lot on Burnside St., P. HENKLE, room 444, Sherlock Bldg., 23 1/2 Third St.

A. F. SWENSON & CO., BROWNS

Rooms 21 and 22, 208 Washington St.
Henry and Tony in all parts of city. Money to loan on city and real estate. Collections in United States and Europe. Insurance and selling of stocks in European countries. Phone 2125.