

REAL ESTATE

"Had you noticed that the real estate dealers of this city are buying?" asked a prominent promoter last evening. "Watch them. They know just what the wind is blowing. They study the realty situation more than any other person. They have been doing about as much buying on their own account as many instances as for others. They know that there will be a rush for Portland property, and that they will have opportunity to make big money turning their holdings, or by keeping it until the increase in value earns them good interest on their investment."

Some of the heaviest purchases have recently been for men who deal in real estate. More than a score of instances can be cited within the past two months, some of them representing investments of from \$20,000 to \$100,000. Most of such purchases have been of inside holdings, but not always improved. Some were turned immediately to other people, at a handsome profit, in a majority of cases the dealers are holding what they have bought and will not think of putting it on the market for anything near what they paid for it.

A. Gustafson, the promoter, Mr. Gustafson is not a dealer in the usual sense of the word, but he is one of the heaviest realty operators of San Francisco. He bought at a figure others regarded as high. Russell & Birch have been buying also. They secured business block sites and do not indicate any purpose of selling. J. M. Healy has been buying, and while selling also, he has been adding to his personal holdings rapidly. J. S. Stearns has been purchasing some on his own account, and has a faith in the immediate future which cannot be shaken by any pessimistic reports. Other cases could be named, but these illustrate the point made by the critical observer, and pave the way for his conclusion:

"There were times when men watched the flight of birds for omens. Property owners are now watching the birds, and it is the buying by the realty dealers. It means good times in the business. These dealers have been in touch with the outside capital passing through and are the first to see the light. There will be something doing here soon. They will make money."

The week closed with a little burst of fireworks, but did not average well. Too many persons are away for many sales. Most of the prominent property owners are taking a vacation at this season and are not in a mood for business. The preceding week was a buying week, which seemed to open the fall season with a blast of trumpets, but it happened to be a spent, due to the happy meeting of vendor and purchaser in several negotiations that had been pending. The heavy trading for fall, which

is assured by every sign on the horizon, is yet to commence. It is in the air; signs say that a rush is due, and by the time that people return from their outing, things should be doing.

Consolidation who were foreboding early following the fair are just being shaken loose. Some of them have been negotiating eagerly, with the implied confession that the slump expected after the fair will never come, and they must buy now if they get in low. This sentiment developed rapidly the past week with the result that several heavy deals were in the air. By the time that September is winding, there should be much greater growth of the same spirit, until all possible confidence of a never-receding future is felt.

Among the dealers and heavy property owners there is more elation and developments as the end of the fair approaches than this city has ever known. The visitors to the fair, after enjoying its beauties, have performed the greater service of telling citizens that they have such a wonderfully beautiful town and are entering upon a period of development which has never been suggested in even fondest local dreams. Instead of receding from the brief spurge of prosperity, home people have been taught to expect far greater things for them than the fair could bestow in any material sense.

Charles E. Ladd has sold the block between Twelfth and Thirteenth and Davis and Everett streets to John Kierman for \$35,000.

The deal was closed yesterday by David B. Stearns. Mr. Kierman was out of the city, and it was impossible to learn what he intended doing with the property, but it is said by those close to him that improvements will be made there in the near future. The block is in what has become a choice business district, where values have been climbing rapidly. The demand for warehouse and factory sites has increased rapidly this summer, and this class of buildings is being planned in numbers beyond the wholesale and retail districts. With a full block for a site, whatever is done on the tract just sold will in all probability be on a large scale.

Moore Brothers, formerly bankers of More, Wasco county, yesterday sold through E. J. Daly the southwest corner of Twelfth and Washington streets for \$20,000. The purchaser was L. L. Leadbetter of this city. The tract embraced an area of 50 feet on Washington street, 155 feet on Twelfth, 52 1/2 feet on Alder, and was 142 feet wide at the west end.

A short time ago Moore Brothers bought this entire block from the Fleischner estate for less than \$20,000, and the tract sold yesterday is the last of the property to be transferred by them. The last sales have been at a

big profit over the purchase price, so that this investment has been a winning one for the eastern Oregon men. Mr. Daly says that he finds property in this district much more active than usual, and that the increase in values throughout has been more rapid the present year.

A sale was reported yesterday of the 150 by 104 feet on the southwest corner of Twelfth and Flanders streets. Details could not be ascertained, but from good authority it was learned that Freedman Bros. had made the purchase. This firm has bought five or six quarter blocks in the district near their store at Tenth and Davis within the past four months, and the bulk of the buildings will be erected. The firm has great faith in property of that district, where values have been rather low for several years, and has been making the purchase with the assurance that there would be a rapid rise soon.

A deal was reported in realty circles yesterday, although not recorded, of the block on Irving street, between the Sixth and Seventh streets, the vendor being John Kierman and the deed was to the Security Savings & Trust company. As Mr. Kierman is away, and the trust company never reveals facts of this character, particulars could not be learned. The consideration was said to be about \$50,000.

One of the quickest turns made recently, whereby an investor realized a big profit on an investment of money, was when Dan J. Malarky sold the southeast corner of Ninth and Davis streets this week for \$4,150. Mr. Malarky bought the property from E. J. Daly recently for \$5,500, which would net him \$1,350 on the deal.

The two sales at the northeast corner of Tenth and Birch streets, to F. C. Perrine of Los Angeles, and at the southwest corner of Tenth and Flanders streets to Dan J. Malarky for \$13,000, put a score of property owners on edge with expectations. The purchases made by Freedman Bros. in the same locality have been the bull order also, until the district is the center of general interest.

Wakefield, Fries & Co., who purchased the warehouse property at Eleventh and Irving streets for \$20,000, have made no announcement of their plans regarding the future of the property. The place was occupied by J. J. Craken company as a warehouse for lime and cement. John Caples of Forest Grove purchased the property less than a year ago for \$18,000, and the sale for \$20,000, netted him \$2,000. Rentals that may have been received, roof festivities began. A long counter had been built from which the Hoo Hoo were served with a buffet lunch, sitting at small tables. There was a program of music by the Hoo Hoo band, performed by the troupe from Fair Japan on the trail at the exposition, a fire-eating "stunt" by Ki Ki of the Temple of Mirth, a monologue by Miss Eva Thatcher of the Star theatre, and a number of acts by a company from the "Days of Pompeii" at the Oaks. The candidates initiated were:

A. H. Averill, G. O. Graves, J. C. Humphreys, W. F. Dillon, Joseph Gripper, J. E. Clark, C. H. Brown, J. W. Macdonald, H. McDonald, W. J. McBride, H. D. Newberry, C. W. Cather, G. H. Hamilton, R. A. Marshall, Abner S. Blair, B. F. Helman, Alfred F. Smith, Charles Fayette, M. G. Hall, J. P. Baumgartner, J. B. Kelso, James Muecke, H. E. Judge, C. A. Gallinger, E. W. Demarest, F. S. West, W. G. Wright, A. L. Young, William Sandercock, E. C. Mears, E. E. Covert, J. P. Barris, Wallace J. Jones, J. Frank Laidlaw, John O. B. Sobey, Blagen Clarence Gardner, Alex M. Clark, Seth Marshall, Hiram M. Hamilton, W. E. Wilkinson, Simcoe Chapman, Portland; Charles T. Henry, Hood River, Oregon; James E. Cameron, Menominee, Oregon; C. H. Hafer, Medford, Oregon; B. C. Miles, Newberg, Oregon; Charles K. Spaulding, Frank M. Brown, Salem, Oregon; R. J. F. Thurston, Crawfordville, Oregon; M. F. Yell, Yell, Oregon; H. B. Settum, Knappa, Washington; A. Glover, Charles F. Hogue, John P. Miller, A. C. Mowry, Sellwood, Oregon; P. J. Erik, J. W. Vance, C. C. Patton, Astoria; N. B. Bain, Seaside, Oregon; E. E. Elisworth, Carlton, Oregon; John A. Shaw, Mill City, Oregon; Andrew Svenson, A. S. Frisid, J. B. Crumbly, Seattle, Oregon; Robert A. Shaw, Mill City, Oregon; E. E. Yell, Oregon; J. C. Cook, Medford, Oregon; John Gardner, R. H. Murr, W. S. Zimmerman, Portland; H. K. Dent, Seattle; C. Atherton, Portland; George Hockey, Rainier, Oregon; John B. Gunguis, Aberdeen, Washington; Anthony Nespeck, Portland; J. D. Hills, Seattle; J. S. Gamble, Benjamin Trexman, Portland; David M. Snyder, Glendale, Oregon; J. B. Karshner, M. D. Twilight, Glendale, Oregon; Frank G. Bannan, Silver Lake, Washington; T. W. Robinson, Hoquiam, Washington; W. N. Woodbridge, Chehalis, Washington; H. R. White, Condorsport, Pennsylvania.

This evening Bolling Arthur Johnson of Chicago will give his lecture on Hoo Hoo, illustrated with stereoscopic views. Mr. Johnson will give tickets to all who apply to him at the Portland hotel. Monday the business session will begin. In the evening the Hoo Hoo will be entertained at the Oaks, Tuesday evening they will have a moonlight excursion on the river and Wednesday evening they will "hit the Trail."

Auction Sales

By J. T. WILSON, Auctioneer

Monday, Tomorrow, at Salesroom, 180 First Street, at 10 a. m.

Our sales for this day comprises large hall tree, chiffonier with mirror, oak bedroom sets, dressers, commodes, mantel and folding beds, iron beds, springs and mattresses, wardrobes, sofa, center tables, rockers, chairs, pictures, lace curtains, bedding, sheets, pillows, quilts, carpets, oilcloths, dishes, glassware, kitchen equipments, STAR ESTATE STEEL RANGE, stoves, etc. Note—In addition to the above lot, we have a large assortment of carpets, rugs and floor coverings, etc.

Tuesday Sale

On the Premises, 365 Thirteenth Street, Corner Montgomery, at 2 p. m. On account of departure and by order of Mrs. J. A. Charlston.

We will offer at public auction the fine appointments of her home, comprising in part a FINE OIL PAINTINGS BY J. M. STRAUSS (COST \$75 EACH), desirable rocker in leather upholstery, willow rocker, mahogany parlor table, couch, dining room chairs, oak hall tree, dining room chairs, oak extension table, bed seat chairs to match, oak sideboard, FRENCH CHINA DISHES, HAVILAND WARE, pictures, etc. In the sleeping rooms you will find oak and walnut bedrooms, sets, springs, stair mattresses, leather beds, walnut chiffoniers, ladies desk, rockers, etc. The kitchen equipments comprise Universal steel range, gas plates, full line of utensils, lawn hose, lawn mower, etc.

Wednesday Sale

At Salesroom, 180 First Street at 10 a. m., chattel mortgage sale.

There has been removed to our salesroom the furnishings of a large residence, comprising KRAMICH and BACH PIANO, chiffoniers, dressers, metal beds, tables, dining room effects, parlor furniture, kitchen equipments and other chattels.

Friday Sale

At Salesroom, 180 First Street, at 10 a. m. Furniture, Carpets, Stoves, etc.

500 yards table oilcloth, 10 rolls hall runner, Japanese lanterns, mirrors, 400 yards remnant curtains, goods and variety assortment of other merchandise.

N. B.—We buy and pay cash for furniture and other merchandise. Phone Main 124.

J. T. WILSON, Auctioneer.

Portland Auction Rooms

A. SCHUBACH, Prop.

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C. L. FORD, Auctioneer.

If You Want to Sell It

The Portland Auction Rooms is the place you are looking for. Find us at 111 First Street. Phone Main 555.

Prudent People Ten Years Ago

Put their spare cash in Portland realty, and today these people toll not nor do they regret. Their original investment long ago assured them a competency. Equally prudent persons by the thousands are today finding just as good opportunities for investment as ten years ago—and they find them every day in THE JOURNAL'S "REAL ESTATE" columns.

GREAT SHAM NAVAL BATTLE!

Dewey Sinking the Spanish Fleet at Manila

WILL NOT

Be Seen at Vernon This Week!

But any one going out to Vernon of a clear day can see the snow-capped tops of Mounts Hood, St. Helens and Adams, the Columbia river and many other beautiful sights. They will also see the nicest part of Portland. Don't fail to get a lot in Vernon while they are cheap and sold on easy terms. Price of lots now \$90 to \$400.

Moore Investment Co., 151 1/2 Sixth St., Phone Main 16

Bargains for the Wise Who See Us for the Best Buys

\$4,500—Magnificent 100-acre farm, all stocked and equipped, beautiful 2-room residence, barn and other buildings; rich soil, living water; 2 1/2 miles electric cars, 2 1/2 miles out of a dandy for the money.

\$3,500—Very stylish, strictly modern, 10-room 1-1/2-story Queen Anne cottage, every modern convenience; no grander home can be seen on the east side; beautiful lawn, elegant decorations, on E. Eleventh street, walking distance to business center. Very easy terms.

\$3,000—On very easy payments. Corner lot, double 5-room cottage, Mill street, west side.

\$2,500—Very beautiful quarter block with handsome, colonial 5-room residence, grounds, etc. Very charming home fronting on suburban car line.

\$2,500—Very charming suburban home, 4 acres with grounds and cottage, magnificent in the extreme. You should not fail to see this place. You'll certainly admire it.

\$2,200—Very stylish 6-room residence, full lot on Elizabeth street, Portland.

\$1,100—Full lot, choice fruit, beautiful 3-room cottage, Montalva avenue, North Albina.

\$975—Quarter block, beautiful 5-room picture of a home, one block Woodstock cars.

\$500—Small, but cozy cottage with 4 lots, close to station, Woodlawn.

\$300—Nice 2-acre place, one acre cleared, with small shack, Chickasaw.

What's the matter with Oak Grove? Those beautiful river-fronted, acreage tracts, romantic, sandy beach, deep waterfront, high, rustic bungalows, lofty trees, rippling rapids, etc., etc., etc., are never being sold. For further particulars apply to

THE DUNN-LAWRENCE CO.
140 1/2 FIRST STREET.

THE SHAW-PEAR COMPANY

Is now located in its new office at 245 1/2 Stark street and is better equipped than ever before to care for business placed in its charge.

FARMS—The list of farms comprises more than 50,000 acres and some of the very best on the market. Send for list.

CITY PROPERTIES—We have a large list of city properties, business, residence and vacant lots, and invite an inspection by intending purchasers.

Special terms can be made with those wishing to build on any of our vacant lots.

RENTALS—We solicit charge of business and residence properties. These will have special attention, and the interest of owners carefully guarded.

SUBURBAN ACRES—We have choice acreage on the Oregon City car line and Willamette river, the best property of the kind about the city, and at reasonable prices and on easy terms. These tracts will prove a good investment, whether improved or not. We shall be pleased to show them to interested parties.

THE HOO HOO PORTLAND INITIATION BREAKS ALL RECORDS

More Than Two Hundred Candidates Inducted into the Order Last Night.

WEST SUPPORTS INMAN FOR SNARK OF UNIVERSE

Chicago and Oklahoma City Are in the Fight for the Next Meeting Place—Hundreds of Telegrams Pour in From the Absent.

More than 200 candidates were initiated last night into the Consecrated Order of Hoo Hoo. It was a record-breaking class; the next largest ever taken in was 93. Pacific coast Hoo Hoo are slated at the fine, showing made, and cite the large attendance and the number of initiates as proof that the holding of the annual meeting in Portland was a wise move for the order.

The Hoo Hoo, which are now in the fourteenth annual session, are having an enjoyable time, and visiting members praise the hospitality proffered by the western wearers of the emblem of the black cat. Pacific coast Hoo Hoo are making a strong campaign for R. D. Inman of Portland for the office of snark of the universe, now filled by C. D. Rourke of Urbana, Ill. They asserted last night that they were virtually assured of his election. The support of Mr. Inman is asked on the ground that of the 12,000 members in good standing reported yesterday by Scrivenator J. H. Baird, about 1,500 are resident on the coast, with several thousand in the inter-mountain region regarded as tributary territory. His only opponent is A. C. Ramsey of Missouri.

Vote by States.

Last evening Scrivenator Baird prepared the official list of members by states, showing the distribution of the strength of the order. The states vote according to the unit rule of political conventions, and the number of votes by lots by each one will be as follows:

Alabama 212, Alaska 1, Arizona 6, Arkansas 606, California 255, Colorado 231, Connecticut 7, Delaware 4, District of Columbia 10, Florida 242, Georgia 457, Idaho 12, Illinois 473, Indiana 250, Iowa territory 97, Iowa 843, Kansas 217, Kentucky 267, Louisiana 698, Maine 2, Maryland 102, Massachusetts 110, Michigan 193, Minnesota 206, Mississippi 434, Missouri 911, Montana 48, Nebraska 229, Nevada 1, New Jersey 10, New Hampshire 1, New Mexico 21, New York 298, North Carolina 148, North Dakota 40, Ohio 529, Oklahoma 250, Oregon 240, Pennsylvania 228, Rhode Island 2, South Carolina 167, South Dakota 53, Tennessee 506, Texas 507, Utah 44, Vermont 1, Virginia 312, Wisconsin 241, Canada 29; Hawaiian Islands 41, Cuba 1, foreign 45, unknown 110; total 12,591.

An active campaign is in progress for the next annual meeting, Chicago and Oklahoma City are the two candidates and badges are worn by the supporters of the two places. Inman badges, too, are conspicuous on the coat laps of the western members, and many eastern Hoo Hoo wear them.

There are no legislative measures of importance, excepting the proposal of Snark Rourke for the increase of the salary of the scrivener to \$1,999.99 a year. It is claimed that the scrivener is required to expend a considerable money in the discharge of his duties and that the salary proposed is reasonable. Mr. Baird is openly a candidate for the office for another year.

Will visit wife tonight.

Last night at the consecration an initiation was received from Rev. J.

Whitcomb Brougher, pastor of the First Baptist church, to attend services this morning, and was accepted.

It was announced also that the Ostrin cloister, which held its annual session Friday and banqueted that evening, would hold a special meeting this morning in Elk's hall, at 10 o'clock, for the initiation of a number of candidates.

All day yesterday and last night telegrams poured into the office of the scrivener from absent Hoo Hoo. It is one of the laws of the order that every member must either attend the annual session or send a letter or telegram. These messages have come by the hundred, and hundreds more await the scrivener at his home in Nashville, Tennessee.

C. D. Rourke, Snark of the Universe.

Committee of Session.

The working committees of this session were named yesterday afternoon by Snark Rourke as follows:

Constitution and by-laws—W. E. Barre, chairman; W. M. Stephenson, E. Martin, G. A. Johnson, E. H. Boggs, George V. Denny.

Next meeting—H. H. Rogers, chairman; A. H. Weir, Donald Ferguson, John Ozenford, Joe Oppenheimer, W. F. Lowenstein, W. E. Hahn.

Legislation—N. A. Gladding, chairman; W. I. Ewart, A. C. Ramsey, Captain John Peist, R. W. English.

Auditing—B. F. Cobb, chairman; R. A. Brandon, O. H. Beckman.

A. Good of the order—E. D. Inman, chairman; Platt B. Walker, Henry Templeman, S. H. Bollinger, C. H. Hobbs.

Press—Victor H. Beckman, chairman; Fred Gilman, W. W. Everett, J. H. Baird.

Resolutions—Colonel A. D. McLeod, chairman; Frank B. Cole, Gardner I. Jones, H. E. Tenser.

At the consecration in the Army the committee on applications, which had expected in the afternoon that it would have 150 candidates, found that there were about 70 additional aspirants for membership, and the beginning of the initiatory ceremonies was delayed an hour or two in making out the necessary papers and receiving for the day. The committee was Lloyd J. Wentworth, Charles E. Sawyer, George M. Cornwall, George Taylor and David Davis.

The Army was decorated with flags and evergreens and around the immense room the "kittens" were marched as they passed through the evolutions necessary to induction into the order of Hoo Hoo.

Those Who Seem to See It.

After the initiation had been completed the entertainment committee took charge of the consecration, and the "on the

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The Portland Auction Rooms is the place you are looking for. Find us at 111 First Street. Phone Main 555.

Warehouse Sites

On Thirteenth street; sidetrack; any size. Will buy ground and build for tenants on long lease.

R. M. WILBUR
308 MEYER BLDG.

FOR SALE—SIXTH ST.

100x100 Brick Building

LOUIS SALOMON
112 1/2 First Street

Real Estate Owners

Who wish to sell please call on me or call up Main 2555.

R. M. WILBUR
308 MEYER BLDG.

Hoo Hoo Day.

Up the river to Oregon City with its delightful scenery. Cool and refreshing ride. You cannot afford to miss this trip. Take the wife and children or your best girl. Nothing will please and delight her more. These honor ride and the round trip Monday costs only 45 cents, with the privilege of returning by electric car. Boats leave Taylor street dock mornings 8:30 and 11:30 o'clock and 2:30 p. m.

WOMAN'S DREAM LEADS TO DISCOVERY OF GOLD

(Special Dispatch by Leased Wire to The Journal)

Bloomington, Ill., Sept. 5.—There is considerable excitement in Pike county over the discovery of gold. Two years ago Frank Claebrook of Yott county purchased 43 acres of land on a bluff near quarter of mile southwest of Montezuma. Some years previous his wife had dreamed of seeing a spring of water with gold issuing with the aqua. Recently while inspecting the newly acquired land in company with her husband, she saw a spring which she declared was almost the exact counterpart

HOUSES! FOR SALE! HOUSES!

Persons desiring new, seven or eight room, well built houses, close in on the east side and very reasonable in price, either for a home or for investment, should call upon

C. K. HENRY
873 Stark St.

SPECIAL TO HOME BUYERS

Two very choice, new, modern houses, one 6 rooms, one 3 rooms, ready for occupancy, low price; terms if wanted. East Salmon and 10th sts; street improvements made; has all modern conveniences. Buy now; stop rent leak.

PORTLAND HEIGHTS

The prettiest building site with views to the north, east and west, has just been put on the market and placed in our hands for sale. For location and price see

F. V. ANDREWS & CO.
Hamilton Building, 121 Third Street.

ACRE TRACTS

On Montavilla car line and Wiberg Lane, at prices below the cost of surrounding property. Acreage tracts have never been offered before.

WAREHOUSE SITES

On Thirteenth street; sidetrack; any size. Will buy ground and build for tenants on long lease.

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New Additions

Bingham's

On the Fulton car line and Mount Adams road; and directly opposite the Oregon Furniture Manufacturing Co.'s plant. All lots 50x100 feet. Prices \$350 to \$500.

Madras

On the O. W. F. Co.'s line, near Stewart's Station. Lots \$100 to \$125.

Overton Park Acres

We have sub-divided Tract "C" into acre lots and can sell them away down. Take the O. W. F. Co.'s car to Annual or Stewart's. Prices \$450 to \$600. Terms to suit.

Wakefield, Fries & Co.

Phone Main 14, 220 Stark Street.

HOW IS THIS?

50x100, with 3-story brick, centrally located on West Side; income \$175 month; \$22,500.

The Healy Investment Co.

210-214 Abington, 106 1/2 Third St.

LOOK!

CRUISE LOTS IN

EVELYN

\$115
At 10c a Day

This rapidly growing suburb is on the Mt. Scott electric car line, 20 minutes' ride from business center. A fine, attractive home; water; blocks have already been visited EVELYN.

B. ALFORDSON

OFFICE—EVERTON SQUARE.

St. Johns

Oregon, the Future Manufacturing Center of Portland.

You can buy property cheaper today than ever in the future. We are on the eve of a great industrial movement, that will make our city the foremost on the coast as a factory town.

Acreage, blocks, houses and lots at the prevailing low prices. Call and see

W. H. KING, St. Johns

Holladay's Addition

For Sale—A new 2-room cottage, all modern, full cement basement, built different and better than anything in the city, fully improved, a very attractive home, convenient to two trolley lines. The modern, complete, furnished, furnished, corner, 17x20 ft. and 12x12 ft. ready September 15. Lots sold on advantageous terms to homebuilders.

The Oregon Real Estate Co.

210 Third St., Room 4

PARRISH, WATKINS & CO.

Established 1879

REAL ESTATE

REPRESENTING SEASIDE AND BEACH AREAS

Call at the Northern Pacific Hotel office, 224 Morrison street, corner Third, for full particulars regarding low rent trip excursion rates to the coast.