

REAL ESTATE NEWS

The solidity of the real estate movement in Portland and suburbs is proved by the comparison of the totals of considerations expressed in deeds of transfer and the mortgages that are being placed on record. The latter are not more than one third, probably only one fourth of the former, which indicates that the market is not only active but is fair, and that immense sums are being raised from other cities.

Room in North Portland.
The purchase of 25 blocks of North Portland property by the Northern Pacific company during the past 18 months is operated to create higher values for it which is left, and another cause for the accentuated demand for lands in that part of the city was the inclusion of the northern tract with the many ore warehouses and wholesale sites, and that manufacturing industries also could seek convenient locations.

A particular instance of the foregoing is found in Fifteenth street, North Portland, where a lively industry has been caused during the past week by the leaking of information that the Broad company will run a spur down at street to provide shipping facilities in large warehouses.

A remarkable feature of the official records of these days is that the total value expressed in building permits is not as high as it was in the past year. The cost of the improvements is to be about \$40,000.

Big Brick Warehouse.
The same architects are drawing plans for a brick building for Roebell's Sons' company, a half block structure on Lovejoy street, from Thirteenth to Fourteenth. It is to be a warehouse and will cost \$15,000.

One of the building enterprises that has been almost overlooked is the Florence Critchfield Refuge home, to be located on the east side at Gilsan and Thirtieth streets, at a cost of \$20,000.

The plans call for a frame structure 32 by 168, and Richard Martin has created on paper a beautiful building. The site will be opened Tuesday, when the attractive laying out of the five acres that have been secured, so that that portion of the city before long will boast a really creditable public institution.

University Club's Home.
David C. Lewis has the alterations of the old Pfunder home, at Eleventh and Washington streets, in charge for the University club, and the work of remodeling will begin at once. The house will be raised to permit building a story under it.

A. C. Ewert has almost completed the plans for the building to be erected by W. A. T. Bushong at Washington and Seventeenth streets. It is to be five stories, with stores below and a hotel with 150 rooms above.

Plans are about ready for the E. M. Lazarus building on Washington street, near Fourteenth. It is to be a three-story structure.

There has been activity and sales have been recorded often during the past month.

Over on the east side, although there has not been a marked advance in business, the movement for improvement and plans for an all-lead side carline are creating an interest that soon must send values higher. Realty experts declare that the cream of the business property of Portland, ways must be on the west side of the river; but what might be called secondary values will attach to east side lots located convenient to the water front, say within six to seven blocks distance from the river.

Apartment-House Sites.
Doubtless one of the features of the present half year is the popularity of locations for apartment houses. Architects state that they are called on for many such plans. There is a growing belief that the district from Third street to Twelfth street and from Morrison street northward toward the highest points of the heights, will be in the future the great apartment-house territory of this city.

Whidden & Lewis, architects, are preparing plans for the Pacific Coast Elevator company's east side dock to replace that which was burned a few weeks ago. The dock is to be the same size as the old one, 103 by 650, with a building on it 103 by 500. Robert Wakefield is the contractor, and work on the dock has begun already.

Two Docks Sold.
Mr. Henry's sales were the McCracken dock, at Front and Davis streets, sold for J. C. Almsworth probably to the J. M. N. company, though Mr. Henry refuses to disclose the name of the buyer, for \$75,000; the dock of the Willamette Boiler works adjoining, which went for \$50,000 to the same purchaser; a tract at Stark and Twelfth streets, with frontage on Burnside, sold for Hugh Gearin for \$35,000; a four-story brick on Front street, next to the Diamond hotel, sold for the Cooperative Investment company for \$20,000, and the lot on the corner of Flanders and Park sold for R. B. Lamson for \$5,500, besides numerous other smaller sales.

Mr. Henry sold several days ago for J. M. Robertson property at Front and Oak streets for \$55,000 to Bone & Ballis, and for Colonel John McCracken to John Manning and H. B. Adams property on the northeast corner of Fifth and Gilsan streets for \$30,000.

Bakery to Build.
Goldsmith & Co. have sold during the past week for Henry Meiser to the Enterprise Bakery company a lot 35 by 100 on Front street, near Stark, for \$10,000; to the Royal Bakery & Confectionery company the quarter block at the northwest corner of Everett and Eleventh streets for \$15,000, where a modern factory will be erected; also a two-story brick building on Front street, between Washington and Alder streets, on a lot 50 by 100, owned by R. B. Lamson, to local capitalists for \$22,000.

Joseph M. Healy the past week sold the Witch Hazel building, at the corner of Madison and Front streets to L. L. Leadbetter for \$7,500. It was formerly owned by the German Savings & Loan association of San Francisco.

A. F. Swenson has sold for A. B. Manley to W. L. Morgan the lot at the corner of Seventh and Montgomery streets for \$5,000. It is 50 by 100 and is about the only vacant property in that part of the city. It will be improved at once by the erection of two houses and a row of six flats.

near Fourteenth. It is to be a three-story structure.

B. W. Morris, Jr., architect for the 12-story building to be erected by the Wells-Fargo company at Sixth and Oak streets, said yesterday that, if there is no delay, the company will be able to admit tenants by December, 1934.

Wells-Fargo to Build.
Mr. Morris will leave for the east today to prepare working plans and will return here in February. Remaining contracts then will be let. Already he has let to Charles J. Cook the work of excavation, and to the Contracting Engineering company the column concrete piers. The steel work went to the American Bridge company. Mr. Cook has the excavating almost done. It is probably the deepest hole ever dug for a building in this city.

Sales of property during the week have been in some instances record breakers. C. W. Henry sold five pieces that brought \$194,000; L. Therkelsen from his own realty holdings disposed of \$150,000 worth of Burnside street property of which J. Scott Brooks took \$0 by 100 feet at the corner of Fifth street, paying \$50,000.

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The Shaw-Fear Company

OFFERS THE FOLLOWING PROPERTIES

\$5,500—Good 8-room house and lot on Twelfth street, close in.
\$3,200—Good 8-room house on East Burnside street, close in.
\$4,500—Good 6-room cottage, Gilsan between 21st and 22nd Sts.

Business Properties

Two fine business corners on Sixth street.
150x150 on Burnside street.
50x100 on Flanders, near Sixth.

Also some other choice properties we will show actual intending purchasers and which properties we are not permitted to advertise.
S. M. BARR, Manager City Properties.

Acres—Farms

We have choice acres on the Oregon City car line at prices of single lots in other outside localities.
Our farm list is very large. Call or send for one.

The Shaw-Fear Company

245 1/2 STARK STREET

Don't Waste Money Paying Rent

You can buy a home in

FIRLAND

With the same coin you pay your landlord.
Investigate Our Building Plan and Learn How to Pay Rent to Yourself.

FIRLAND
Is High.
FIRLAND
Is Dry.
FIRLAND
Is Level and Beautiful.
Ride Out Today and See **FIRLAND**
Portland's foremost residence suburb.

Nature never arranged more ideally conditions necessary to make suburban homesites desirable and attractive.

Lots \$120 (\$3 down and \$3 a month). Homes built to suit purchaser and rent rate installments will pay for them.

Water mains, best car service, fare 5c; best location, 20 minutes from city; streets graded, churches, schools.

Take Mount Scott car, First and Alder streets, today and visit FIRLAND.

GEORGE W. BROWN,
203 Failing Bldg. Phone Main 2129.
ROBERT A. TAYLOR,
Office, Firland Station.

Real Estate Bargains

\$60,000—Morrison street corner.
1/4 Block on Ninth st. \$20,000
1/4 Block on corner of Sixteenth and Taylor \$13,000
25x100, with two story brick building, on Front st., near Washington, income \$110 per month \$12,500
25x100 on First st., with 2-story brick building \$15,000
Two-Story Brick building on Yamhill, between Front and First \$5,000
\$12,000—Flats paying 20 per cent net.
\$10,000—Fine residence on "Nob Hill."
\$5,000—New cottage on Kearney street, on installments.
\$3,500—Corner lot, Kearney and Twenty-second street.

A. F. Swenson & Co.
253 1/2 Washington Street

Real Estate SERENE PARK

East 19th and Alberta sts., Vernon car.
\$1400 New, fine, modern homes sold on easy payments. Apply to owners, room 103 Sherlock bldg. Phone Main 1477.

CHEAP LOTS

We have five lots 46x71 on East Ash street for \$100 each. You can buy them on easy monthly payments.

MALL & VON BORSTEL

893 E. BURNSIDE ST.

Wakefield, Fries & Co.

222 STARK STREET.

Washington Street

100x100—Corner improved, paying good interest and sure increase, near 19th.
50x100—Near 19th—\$15,000.
100 feet frontage, corner, adjoining, 140,000 brick about to be erected, near 19th.
STARK ST. 100 x 100, corner, buy on the street; one of the very few left.
\$16,000 100x100, corner, 16th st., well improved; pay good interest.
COUCH ST. Fractional lot, near 6th—\$5,750.
10th St. 100x100, south of Gilsan.
Front and First St. Several good buys.

E. J. DALY, 222 Failing Bldg.

Auction Sales

By J. T. Wilson
Auctioneer.

Monday's Sales

At Salesroom, 180 First Street, at 10 a. m.

GRAND AUCTION SALE, comprising SEIBERT UPRIGHT PIANO, in walnut case; fumed oak Hall and Curving Chairs; Draperies; Oak Hall Tree and Sidelboard; Pictures; GOLDEN OAK LIBRARY TABLE; Parlor table in same wood; Sanitary Steel Bed Couch and Mattress; Upright and Mantel Folding Bed; LADIES' WRITING DESK; Bed Lounge, fine Davenport; Lace Curtains, Bedroom Furniture, Dressers, Comodes, Toilet sets; Dining-room effects, Tables, Chairs, Rockers; BRUSHED CARPETS, Rugs, Squares, Matings; Iron Beds, Springs, Hair Mattress, Combination Mattress; Dishes, Glassware, Cutlery, Coat Stoves, Heating and GAS STOVES, and a variety of other fine housefurnishings, etc.

Sale No. 2

United States Government Shoes.
Sale at 2 p. m. on the Baumgartner Wharf, Foot of Couch Street.

2000 PAIRS U. S. GOVERNMENT SHOES TO BE SOLD IN LOTS TO THE HIGHEST BIDDER. No reserve or limit on goods. Terms cash.
J. T. WILSON, Auctioneer.

For Sale

Fine, modern 7-room house, East 22nd and Wasco, price \$3,600; terms \$300 cash, balance in monthly payments, \$30 per month; streets improved, sewer connection, gas and electric light, cement basements, cement walk; also improved lots in same location; will be sold cheap, or will build house to suit purchaser on installment plan.

100x100 on Northrup street with large 8-room house, nice lawn, \$6,700.

New large modern 7-room house on 10th street.

Large modern house, 10 rooms, 11th street, corner, 100x100.

40 lots 80x100 on Section Line road and 44th street. Price \$5,000.

5-acre tract south of reservoir, on Powell Valley road, \$350 per acre. 10 acres on Base Line road for \$1,000.

Many other bargains too numerous to mention.

William G. Beck
307 Failing Building.

FOR SALE

BY THE
Portland Real Estate Co.

C. R. DE BURGH, Manager.

REAL ESTATE, LOANS AND INVESTMENTS

OFFICE 518 ARINGTON BUILDING, Third Pacific 773.

A BARGAIN—50x200 feet, on Front between Oak and Pine, with 2-story brick building. This is on the go.

ANOTHER GOOD ONE—50x250, on First between Oak and Pine; a good brick building, two stories.

ORION RESIDENCE lots and quarter blocks at reasonable figures.

EAST SIDE.
100x100—On East Morrison and Sixth streets. We have the three corners. First come first choice. Don't miss this chance. All good business investments.
50x100—On East Stark street, between Second and Third streets. This is cheap enough, only \$1,500; will be worth thousands in a short time.
100x100—On East Eleventh and Market streets. Some old houses. Can be bought cheap.

Thursday's Sale

At the End of Montavilla Car Line, 230 Wabash Street, Two Blocks North of Base Line Road at 2 p. m.

Having instructions from Mr. Rodeman, who is relinquishing housekeeping, we will sell the furnishings of his neat four-room cottage in this beautiful suburb comprising in part COUCH, BEDROOM, EXTENSION TABLES, CHAIRS, etc.; Bedroom Sets, Dressers, Comodes, Toilet Wares, Springs, Mattresses, Bedding, Kitchen Furniture, Dishes, Stoves, Utensils and Laundry equipments, etc.

J. T. WILSON, Auctioneer.

Friday's Sale

At Salesroom, 180 First Street, at 10 a. m.

Last sale for this week (but not least), we will sell on this day a fine assortment of housefurnishings, comprising in part the following: Extension Tables, and necessary for modern housekeeping. You will find plenty of goods in our salesroom for sale, with prices as low as you can get. Every article offered will be sold to the highest bidder—a GENUINE AUCTION SALE. Come and see.

NOTE—We are buying great quantities of housefurnishings, etc. See us before selling elsewhere. We pay cash for all kinds of goods. Phone Main 1424.
J. T. WILSON, Auctioneer.

Fourteenth Street

We Offer For Sale

The two full blocks on west side of Fourteenth street between Montgomery, Harrison and Hall streets. The streets are being graded and macadamized, cement sidewalks put in, sewer, gas and water pipes laid.

This choice locality needs no eulogies in its favor; it stands on its merits. Building restrictions.

Wakefield, Fries & Co.

222 STARK STREET.

J. L. Wells & Co.

94 GRAND AVENUE.

Don'ts for Women.

From the St. Louis Post-Dispatch.

Don't alight from a car when it is stationary. Wait until it is going some and then jump off backward.

Don't look appealingly at a man, expecting him to give you his seat. Sit on his lap.

Don't hand the conductor anything less than a \$1 bill. It might jar him into insensibility.

Don't fall to occupy one of the three rear seats. The smokers can walk.

Don't rise to depart until the car has come to a full stop, especially if it is crowded. The other passengers are in no hurry.

Don't stare at the young men in the car. You have no idea how embarrassing it is to them.

Don't swear or blaspheme or otherwise misconduct yourself. Remember there are usually one or two old sports or ribald young men on the car, and it would shock them terribly.

One Sign.
First Passenger—How do you know that they are married?
Second Passenger—She hasn't dropped her pocketbook or handkerchief since she got on the train.—Exchange.

PORTLAND AUCTION ROOMS

A. SCHUBACH, Prop.

Auction Sale

Mr. William Goldman's Residence, 681 Hoyt St. Take M Car.

Mr. Goldman authorizes us to sell to the highest bidder and without reserve all the FINE RATE FURNITURE—210—PIECE HAVILLAND CHINA DINING SET; CUT GLASSWARE; FINE SILVERWARE; BRIC-A-Brac and MANY BEAUTIFUL DECORATIONS. This excellent selection of furniture to be sold without reserve consists of the Parlor Carpet, 75 yards, fine Wilton goods; Mahogany Chairs and Rockers; Weathered Oak Chairs, in Spanish Leather; Center Tables and many other fine pieces; Hall Carpet, Polished Oak Hall Seat and French piano Mirror; Hall Rack, on suite. The Library is well filled with all the standard authors works, bound in Morocco; most modern Bookcases and Desk; fine Couch, in Corduroy; fine Clock, in onyx case, etc. The Dining-room Suite (Havilland), Extension Table and Chairs, in all polished oak. The beautiful China Closet contains the 210-piece Havilland China set. The Kitchen Gas Range, Air-Tight Water Heater, Gas Water Heater, Kitchen Treasures, Safe, Tables, etc., etc. The bedroom furniture is all modern and up to date and includes everything one could wish for—Lace Curtains, Portieres, fine Bed Linen, Pillows, Comforts and every article in this fine residence must be sold tomorrow (Monday) at 10 a. m. Take "M" car to the door, at 681 Hoyt street, corner Twenty-first street.
C. L. FORD, Auctioneer.

Auction Sale

Tomorrow at 2:30 p. m. at 211 First St.

We have a good selection of furniture and other household goods for this sale. There are many fine pieces that will be sold cheap as EVERYTHING MUST BE SOLD. Come and find out what we have. Our mutual friends. Our sale is at 2:30 p. m. Tomorrow, at the Portland Auction Rooms, 211 First street.
C. L. FORD, Auctioneer.

Auction Sale

Mr. Curtis' Residence, 364 Sacramento St. Take Woodlawn Car to the Door.

This is another nicely furnished home to be sold without reserve. Smith's Brussels Carpet in the Parlor; 6-piece Parlor Suite, in new silk; Mahogany-finish Ladies' Desk; large Mirror, beautiful Pictures; Extension Dining Table; fine Sidelboard, Linoleum, Dining Chairs; good Air-Tight Heater; fine Range; Kitchen Safe, Tables, China, Ware, Crockery; Hall Truss, Rugs; beautiful Pictures; Extension Dining Table; fine Bed Linen; Towels, etc., etc. Sale at 10 a. m. Tuesday, at 364 Sacramento street. Take Woodlawn car.
C. L. FORD, Auctioneer.

Auction Sales

At the Portland Auction Rooms, 211 First St.

All kinds of furniture and all kinds of merchandise is accepted and sold at our daily sales—TUESDAY, WEDNESDAY, THURSDAY and FRIDAY—at 2 p. m. Our business has no increased we are obliged to hold auction every day except Saturday. Therefore we are selling the goods we have at these sales, as in many instances the goods are sold the day they are received. If you call up on the day we will gladly tell you if we have what you are looking for; but we will always have something you would like. So come to the sale.
C. L. FORD, Auctioneer.

Gilman Auction & Commission Company

Special Auction Sale of

All the good as new Furniture and Fittings of residence

Tomorrow, Monday, Nov. 13

At 10 o'clock a. m. at residence, No. 742 Vaughn street. Take Twenty-third or Sixteenth street cars to one block from residence.

The house is completely furnished and buyers will find goods in good condition. The house is new and for rent.

S. L. N. GILMAN,
Auctioneer.

AUCTION SALE OF Fine Furniture

At Rooms No. 413 Washington St.

Tuesday, Thursday and Friday

Each day at 10 a. m. Tuesday's sale is particularly attractive for fine goods.

S. L. N. GILMAN,
Auctioneer.

40-Acre Snap

40 acres, near Gresham, \$1,100. Inquire 128 Fourth St. Tel. Clay 174.

Take one of the large, new cars now running to INA PARK, where you can get a lot for a home for only

\$1.00

5c Fare City Water Graded Streets
10 Cents a Day Will Get You a Home if You Act Promptly.

Lots Only \$20 to \$125

Take Vernon Car, 2nd and Washington to East 25th Street. Agent on Grounds.

H. L. CHAPIN

Phone Main 348 246 Stark Street

LOOK AT J. W. Ogilbee

Room 11, 145 1/2 First Street.

\$975—62x100 feet, with neat 4-room cottage, shed, etc., in Mount Scott Park, on car line, cheap little suburban home.

\$1000—2 lots, with nice 6-room cottage, a few feet from Montavilla car line; good suburban property.

\$1750—2 1/2-acre tract of garden land on east slope Mounts Tabor. Solid, substantial investment.

\$1000—3 lots, 50x100 each, in "Bibbets" Homestead, near East 14th st.; walking distance to business.

\$750—100 acres, 20 acres in cultivation; good house, barn; good orchard, on the Columbia river, in Clatsop county, Wash., and near good town, etc.

\$15,000—Will buy the finest quarter block in the city for an apartment house, corner 11th and Failing streets, taken at once.

A. F. SWENSSON & CO.

INVESTORS, SEE

Quarter-block, 17th and Northrup; perfect for flats or apartment-house; cheap.

Down-town brick business property, very desirable and paying well.

I can supply any reasonable demands of investor or speculator.

R. M. WILBUR, 306 McKay Bldg.

870 ACRES—In Deer Island, Oregon; part in cultivation; good place for duck reserve.

90 ACRES—5 miles east of Oregon City; 25 acres cleared; house, 3 cows, wagon, buggy, implements, etc.—\$2,000.

20 ACRES—On Oregon City car line, 7 miles from city; no better soil anywhere. Investigate—\$125 per acre.

80 ACRES—16 miles river road; 30 acres clear; new barn—\$1,500.

10 ACRES—At Beaverton; 7 clear; good house and barn—\$2,000.

16 ACRES—Near Vancouver; 1/2 prunes and apples—\$2,000.

LOUIS SALOMON

1134 FIRST STREET.

Warehouse and Factory Sites

THREE QUARTER BLOCKS on Thirteenth street switch and a half block with brick warehouse; also several quarter blocks within two or three blocks of Thirteenth street switch.

Knapp & Mackey

ROOM 2 CHAMBER OF COMMERCE.