# REALTY SELLS IN SPITE OF ALL

## Neither Bad Weather, the Battleships Nor Crime Wave Successful.

Several causes contributed to the quietness of the realty market during the week just closed, none of them having a direct influence on values, but all of them tending to more or less discourage buying. First, the weather has not been of a character to induce buyers to get out and look up investments. Then the fact that the political world has been considerably agitated had to with the lack of interest in property buying. The wave of crime that swept over the city has left the public mind in an excited state and in no condition to give thought to business matters except the daily routine. These conditions, together with the fact that a large number of Portland residents journeyed to San Francisco to see the battleship fleet, had a strong tendency to hold trading to a minimum.

Yet in spite of this seeming discouragement, many dealers report a strong inquiry among buyers, portending a heavy movement with the advent of real summer weather and the ending of the political contest.

A genuine revival is looked for this summer, not as pronounced, however, as the heavy movement of 18 months ago, when the weekly sales several times touched the $1,000,000 a week mark, but such a buying movement as was on one year ago when the weekly sales averaged about $50,000.

**Most Street Improvements Now.**

While it is not generally known, it is a fact that there is more street improvement in progress in Portland now than there has been at any time in the past two years. The paving companies and grading contractors have begun work on a score or more of streets in different parts of the city. In South Portland, Hamilton avenue, west from Corbett street, has just been graded and is now receiving a heavy coating of crushed rock.

The street railway company is putting in grooved rails on Third street south from Madison to Grant streets, and will be followed by the bitulithic people, who will complete paving that street as far as the new rails are laid.

Two blocks on Grant street from First to Third will be paved at once, connecting up the First and Third street pavement, making a first class thoroughfare from the steel bridge to the south end of the bridge over Marquam gulch.

Sixth street south from Morrison is receiving a coat of bitulithic. The worn out brick pavement on Stark street between Third and Sixth is being torn out and the street made ready for a coat of asphalt. This has long been one of the most neglected pieces of street in the city, and now that it is to be attended to the business interests in that district are anticipating a revival of trade.

On West Park street south from Morrison, asphalt is being laid. In the close in district west of Park street, several short stretches of asphalt and bitulithic are being put down.

**Paving Helps Realty Market.**

All this street improvement is having a wholesome effect on the real estate market. Realty brokers experience much less trouble in closing a sale of property situated on a paved street than in inducing a prospective buyer to close for something located on an unimproved street, where the best that can be said, is that the street is going to be improved. That is too indefinite and fails to impress prospective investors.

On the east side, especially in the Irvington district, considerable street improvement is under way, and a very large amount of paving will be done before another winter sets in. Residents along Hawthorne avenue, from Grand avenue to East Fortieth street, voted over a year ago to have that thoroughfare paved. The character of paving material to be used has not been agreed upon, but it is understood that the property owners will get together at an early date and agree upon either bitulithic or asphalt.

Brokers that make a specialty of residence property in the high priced east side districts, find it increasingly difficult to dispose of lots on unpaved streets, or on those which the council has not ordered paved. This condition in a measure accounts for the activity in Irvington, in the Hawthorne avenue district and in the Ladd tract south of Hawthorne avenue.

Aside from half a dozen fair sized deals, involving considerations between $5,000 and $8,000, the bulk of last week's transactions, was purchased in the cheaper suburban tracts. Home buying in the upper Union avenue district was active, a number of sales being reported in the vicinity of Highland and Piedmont. Several good sales in Holladay Park and Hawthorne's First addition were closed. Upper Albina also seemed to attract a good many buyers.

**Hill Property Sold.**

One of the best sales reported was that of an irregularly-shaped residence lot on Market-street drive, Portland Heights, which was purchased by M. I. Holbrook from J. P. Finley, for $8,000. This adjoins a fine lot already owned by Mr. Holbrook, and gives him one of the most valuable residence sites in Portland.

Andrew C. Wald closed a deal with J. L. Tuttle for for the purchase of a quarter-block at the southeast corner of Wheeler and Clackamas streets, Albina; consideration, $6,200.

H. C. Epley has purchased from W. H. Harris and A. W. Bagley a large number of lots in Master's addition on the lower peninsula; consideration, $6,712.

The Oregon Roman Catholic archbishop has sold to Moses L. Kline a quarter-block at the northwest corner of Chapman and Laurel streets, Portland Heights; consideration, $5,300.

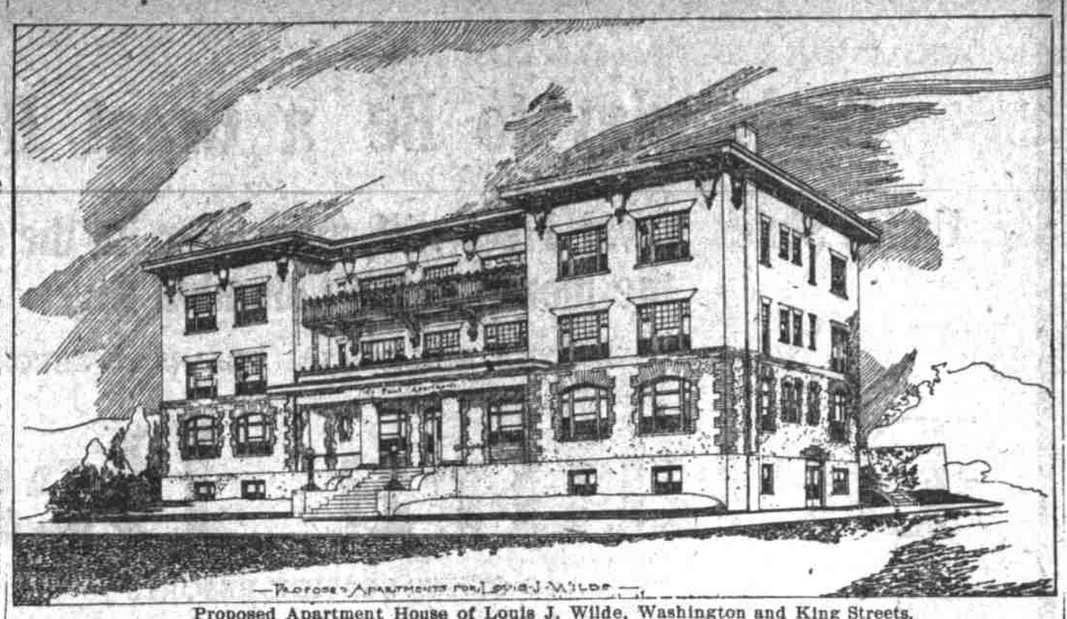
Three improved lots in Arbon Lodge have been purchased by Alex Sweet from Otto H. Kulper for a consideration of $3,000.

John Nelson has purchased from John Holm a quarter-block at the northwest corner of Russell street and East Seventeenth street; consideration, $2,800.

Edward Misner has sold to Flora Quilty a house and lot on East Davis street, near Alka street, for $2,600.

A house and lot in Park View extension has been purchased by C. Charleson from Charles A. Myers, for a consideration of $2,500.

The Centennial Investment company has sold to May S. Hembree a 25x75-foot lot and cottage at the southwest corner of Hancock street and Grand avenue; consideration, $2,500.



Proposed Apartment House of Louis J. Wilde, Washington and King Streets.

# MISSOURI WILL SHOW SEATTLE

## Will Erect Largest State Building at Fair, Governor Folk Says.

The last permanent building of the Alaska-Yukon-Pacific exposition was started last week, when the contractor broke ground for the Fine Arts building. The first permanent structure, the Machinery building, is completed so far as the structural work is concerned, only the electric wiring and painting remaining to be done. The Auditorium foundation is complete, and the brick walls are being run up as fast as 100 brick masons can do the work.

The exposition management has received notice from Governor Folk that Missouri will build the handsomest structure that any state has ever put up at any former American exposition. Governor Folk is taking a close interest in the Missouri building and will probably come to Seattle at the time of laying the corner stone.

Work on the Oregon building is progressing favorably. Architect David C. Lewis, who is superintending its construction, spends a part of each week at the exposition grounds overlooking the work.

A strong effort is to be made to induce the legislatures of New York, Wisconsin, Illinois and Michigan to make appropriations for buildings at the Seattle exposition. Figures have been compiled showing that Seattle buys $8,000,000 worth of goods from New York annually. The New York Sun in commenting recently on the trade relations between New York and Seattle, urged the New York legislature to make an appropriaton for a building at the exposition. Cities in Illinois, Wisconsin and Michigan also have large trade relations with Seattle and the other cities of Puget Sound.

# HOMES INSTEAD OF BIG OFFICES

## Decrease in Construction Here Due Partially to Difference in Permits.

The April building record, as compiled by the American Contractor of Chicago, shows a loss over the total of April, 1907, of 32 per cent. Out of 50 cities considered, all but 11 show losses ranging from 70 per cent down to a fraction of 1 per cent.

Portland showed a loss of about $500,000, the figures being April, 1907, $1,500,000; April, 1908, $981,650. This large difference is accounted for by the fact that permits for three large office buildings were issued in April of last year, while fully 90 per cent of the construction authorized last month represented dwelling houses. But three western cities show a gain for the month. Denver leads off with 171 per cent, Salt Lake 119 per cent and Spokane 37 per cent. San Francisco showed a loss of 74 per cent, Los Angeles 54 per cent and Seattle 4 per cent.

Chicago came to the front with a gain of over $6,000,000, while New York registered a loss of over $10,000,000.

In commenting on the April record of new construction, the Contractor says: "Several things contributed to reduce building operations at this time. The enormous amount of construction work done within recent years, which has largely supplied the demand for buildings, the unsettled conditions incident to the recent currency stringency and the approach of the presidential election."

For the week ending at noon today permits were issued for new construction to the value of about $290,000.

# CEMENT FROM MOUNT BAKER

## Syndicate Busily Developing Great Deposit in Skagit County, Washington.

Seattle capitalists, headed by the millionaire banker, Jacob Furth, and W. D. Hofius, owner of the Portland Chamber of Commerce building, have begun the development on a large scale of an inexhaustible deposit of virgin lime rock and cement clay located on the Baker river near the foot of snow-capped Mount Baker, in Skagit county, Washington.

The lime rock and cement clay have been analyzed and pronounced equal to the best German and English cement—bearing rock and clay. Already the Seattle syndicate has invested nearly $500,000 in the Baker river plant, and it is announced that inside of 90 days the daily output will be 1,500 barrels.

Power for the new plant is derived from falls in Bear creek, a swift-flowing tributary of Baker river. The Great Northern railroad has put in a spur track over which two huge electric generators and several carloads of heavy mill machinery have been delivered on the ground.

R. J. Kellogg, a builder of cement mills in Pennsylvania, has charge of building this mill and installing the machinery.

The little town that has sprung up around the building plant is called Superior. A large number of attractive cottages have been built by the company for the use of its operatives.

The bakers' union of San Francisco has appointed a committee to prepare a recommendation to the International convention that is to meet in October to erect a home for aged and disabled members of the organization.

Residence of A. J. Pitz, East Thirteenth and Madison.

# ONE REALTY FIRM'S RECENT TRANSACTIONS

The following real estate transactions, reported by the Dunn-Lawrence company, have taken place within the last few days:

Adda Cosgriff sold to Carl Kush her eight-acre place at Oak Grove, for $8,700.

George Drabbs and wife sold to Adda Cosgriff, an acre place on Courtney avenue, Oak Grove, for $3,000.

John A. Lofquist sold to J. G. Pearson, recently from Minneapolis, a house and lot at 986 East Tenth street, north, for $3,200.

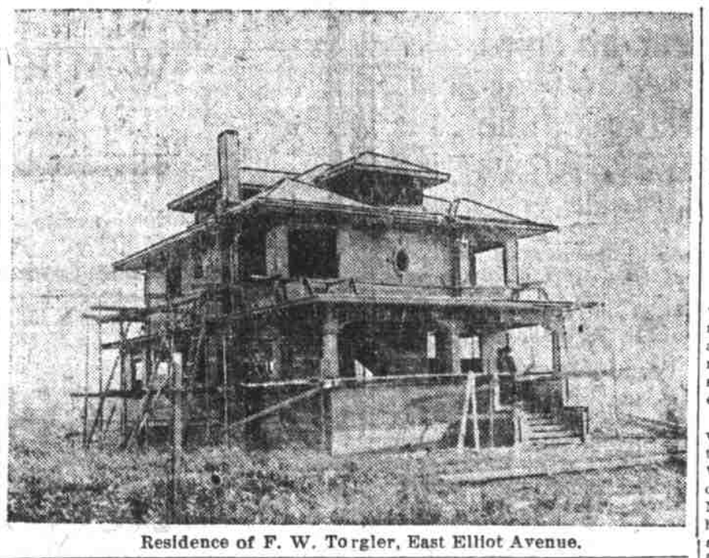
R. H. Dunn and wife sold to O. O. Walling, a place on East Thirty-third street, near Alberta, for $2,500.

Anna B. and Nellie M. Parmenter sold to John A. Lee, lot 10, block 43, Vernon, for $600.

May Jordan and husband, sold to William Talor, a house and lot on Ebey street, Montavilla, for $1,000.

Norman M. Lewton sold to Dr. George S. Barrett, a house and lot on East Salmon street, near Twentieth street, for $1,750.

Margaret J. Norton sold to E. E. Farnsworth, an 80-acre place in Blodgett valley, Benton county, for $2,400.



Residence of F. W. Torgler, East Elliot Avenue.

Residence of R. Robinson, East Sixteenth and Halsey.

# TELEPHONES IN CANADA

Believers in municipal ownership have been pointing to the recent purchase by the government of Manitoba of the telephone plants of the Canadian Bell Telephone company as a step toward government ownership of telephones in Canada, but users of telephones are not pleased with several things that have already happened in Manitoba, and the government hello girls haven't been working long either.

In the first place, a man living in the Thornhill district had signed a contract with the Canadian Bell Telephone company just before it sold out for a telephone in his residence at $24 a year. Before it could be put in the government bought the company out, and in a few days it sent word to the new subscriber that while the rate of $24 would still hold good, he would have to dig his own post holes and string his own wires. He concluded to do without, as did several other persons to whom the same liberal terms were offered.

A few days ago the telephone administration sent out notices that special rates to doctors, dentists and nurses would be canceled and that newspapers would also have to pay the same as any one else. This has furnished a loud cry against the government conducted telephone system, which is fast taking the shape of a political issue.

# BORROWED $25 FROM WIFE, RETURNED IT NOT

## Lon Moore Loses Case, His Wife Being Given the Divorce.

Marguerite Moore was granted a divorce from Lon Moore by Judge Bronaugh in the circuit court yesterday afternoon on the ground of cruel treatment. Testimony in the case was heard several weeks ago. Moore resisting the effort of his wife to obtain a decree.

Mrs. Moore declared that her husband would not buy clothing for her, and that her wardrobe became very scanty. When she asked for money to buy clothing, she said, she met with refusal. Not only that, but he borrowed $25 she had earned and failed to return it. She alleges that he made false accusations against her.

The wife wanted $20 per month allmony, but this the court refused to allow. The case was hotly contested and many domestic spats were narrated, causing Judge Bronaugh to remak in deciding the case that unnecessary things had been dragged into it.

# MISSED CHANCE TO BOOST CITY

## Portland Realty Board Not Represented at Chicago Meeting.

The Portland realty board missed a capital opportunity to tell the effete east something of modern western methods of handling real estate when it failed to send a delegation of representatives to Chicago to the national convention of the Federation of Real Estate Boards of the United States, which met in the Windy City last Tuesday for a three days' session.

Three of the four premier cities on the Pacific coast, San Francisco, Los Angeles and Seattle, were represented by strong delegations, while Portland, the best city on the coast for realty brokers, had no voice there to sing its praises. Seattle not only sent representatives, but authorized its delegates to extend an invitation to the confederation to meet next summer in the Puget sound city. Governor Mead of Washington, Mayor Miller of Seattle and the Commercial club and the chamber of commerce of that city all joined the Real Estate association in urging the confederation to come to Seattle for the next convention.

The convention was called to order Tuesday morning at 11 o'clock and the remainder of the day was devoted to organizing and transacting the usual routine business incident to a first day's session. Tuesday evening the convention was addressed by Mayor Busse, who welcomed the delegates to Chicago. Wednesday afternoon the delegates were taken in hand by the Chicago realty board for an automobile ride over the city, followed in the evening with an elaborate banquet at the Midday club, which was provided by the commercial interests of Chicago.

Thursday at noon the convention finished its labors and adjourned sine die. In the afternoon a large number of the delegates were escorted on an inspection trip through the freight tunnels of the Illinois Tunnel company, which are under the streets in the heart of the city.

# JEFFREY CONFIDENT OF GOVERNOR'S VICTORY

## Congressional Nominee Also Declares Own Chances Excellent.

John A. Jeffrey, Democratic nominee for congress in the second district, expressed himself as much encouraged by the outlook. He accompanied Governor Chamberlain during a portion of the latter's trip through eastern Oregon, visiting all the counties in that end of the district except Baker, Union and Umatilla. These he will tour at a subsequent date.

"The outlook is fine for success," said Mr. Jeffrey yesterday. "There is no enthusiasm for Ellis, who has done nothing in congress except to occupy his seat. Nothing is being done in the way of a campaign for him, and I feel much encouraged as the result of my trip. If Multnomah splits up as it should, I will stand a good chance.

"Chamberlain or Cake? Why, it's Chamberlain. The governor will win his fight. I am satisfied of that. We had large crowds for our meetings and the outlook is excellent."

Mr. Jeffrey is now devoting most of his time to the campaign at home. Next Wednesday night he will speak at Troutdale and on Thursday night at Nash's hall in the Mount Scott district. Later he will visit Astoria, St. Helens and other towns to the west, probably in company with the governor's party.

# TOWN TOPICS

City Sealer of Weights and Measures Fred Buchtel is busily engaged in purchasing furniture and equipment for his office which was recently created by the city. Buchtel was authorized by the executive board at its Friday meeting to purchase a horse and buggy as well as additional weights which will be used as the official standard by the city. Once the office is well under way every scale used by grocers, butchers, hardware men and other merchants will be tested and will have to meet with the requirements of the official weigher before they can be used.

An illustrated stereopticon lecture will be given by Lee F. Hammer, field secretary of the Playground association of America, tomorrow evening at 8 o'clock in the Unitarian chapel, corner of Seventh and Yamhill streets. Everybody is invited to come as there will be no admission charged. The subject of Mr. Hammer's lecture will be "The Importance of Providing Playgrounds for Children in Growing Cities."

A special meeting of the city council will be held Wednesday to transact general business. The call was primarily issued to consider granting a temporary permit to the Portland Railway, Light & Power company to place a loop on Sandy road to accommodate the visitors to the livestock show to be held shortly. Since the call was issued other matters have arisen that call for prompt action and will be considered by the councilmen.

# CLOSING OUT SALE.

**Our Entire Stock on Sale at Less Than Wholesale Prices.**

A chance of a lifetime to secure high-grade merchandise at about half regular value. Dress goods, silks, wash goods, table linens, lace curtains, tailored suits, waists, skirts, hosiery, corsets, underwear, gloves, parasols, ribbons, lace, etc., etc., at a fraction of their real worth. McAllen & McDonnell, Third and Morrison. P. S.—Entire stock and fixtures for sale to highest bidder. Full information furnished by Mr. McAllen at the store.

# The Man of the Hour!

No. 6, and Minehaha tribe No. 2, Im- Read advertisement of Newman Motion picture company in today's Journal.

# "GLAD I'M BACK" SAYS ARTHUR ALEXANDER

Arthur Alexander, tenor, pianist, and all around musician, has arrived home from England and without an accent. He came in yesterday morning looking much the same as when he had left to become famous and talking more so.

"And you can have me say, just as all of them do," he told the interviewer, "that I am glad to be back in Portland; for Portland is a fine old place. And it has picked up so much and seems so lively. I notice it more since I have been away. Yes, Portland is the most delightful place I know of to spend the summers. And even if summer does seem a little slow in coming, I was glad to see the rain for it made be feel at home."

Mr. Alexander, be it known, is spoken of among managerial circles as an unusual example of quickly earned popularity and success. This he tries modestly to disclaim, even though the press notices show that in the half year or so he spent in England he became a social lion.

"They were very kind to me," he said, "and gave me good standing. That was nice, for on my first appearance in London there were 17 other musical things the same day and I was fortunate to get so many critics at mine. I have enjoyed my season in England very much. I toured the country about London when I first went there and found the English delightful people to sing for, because they are so appreciative. There their taste has been educated so long that you can go anywhere and sing the very best in musical literature and you do not have to put in some silly popular thing as an apology to uneducated tastes.

"The only fault I can find with their taste is their liking for the awful ballad concerts where you have to sing about 32 ballads on one program. No, I haven't been through that yet, but I expect to take my ballad initiation next year. They all have to take their turn some time. The musical season has been very full there this year, always something to hear."

It is peculiarly fitting that Mr. Alexander should now return to be one of the soloists with the Portland Symphony orchestra, as he started the first stone a-rolling for the last attempt at reorganization. He was most eager and enthusiastic in his plea that a matinee orgaization be started on the subscription plan which was finally adopted.

"I have been so pleased and surprised to hear of the orchestra's success here," he said, "and I think it really remarkable the record you have made for the first season. Every one speaks highly of it. And it is a significant fact that even though there have been many more musical attractions the past year than ever before the orchestra has succeeded. I think Portland is growing musically."

Mr. Alexander expects to return to England in September to follow the work begun the past season. He confesses that he did the society end rather heavily in London this year.

"And of course I sang before royalty, for that is something we Americans are always interested in. But my chief personal impression was that the queen is very deaf, so I suppose she couldn't hear me anyway, though I happened to be in very good voice that day. I spent a little time in Italy and did some studying there. Of course I had to adopt the habits of the English and play diabolo, which is more like work, and go into the country for 'weekends,' which saves on the board bills, anyway. But in reality they are very hospitable over there and kind."

Mr. Sharpe, who is Mr. Alexander's manager, is also manager for Paderewski, and when he was here this winter he spoke very highly of the Portland man's talents and said he expects to make of him a very substantial and prominent world's star. Mr. Sharpe is a good manager to work under, Mr. Alexander finds.

"He told me," he said, "that this Paderewski tour was a terror, and that the pianist was terribly ripped into but that he made thousands of dollars more than he had ever made on him before. But he was glad it was over. And he might well be, for Paderewski played worse than he ever has before."

# LETTERS FROM THE PEOPLE

**Single Tax Favors Production.**

To the Editor of The Journal—In your issue of the ninth, W. J. Wimer inquires concerning the operation of the proposed tax assessment and asks a number of questions that show an honest desire on his part to know and at the same time a woeful lack of information concerning the matter of land monopoly and taxation that one short communication on the subject could hardly make clear.

He asks about railroads and, in common with many, has suspicions that railroads would be exempt from taxation under this amendment. There is not a line or letter in the amendment to justify this suspicion. The smartest corporation attorney that ever rode on a free pass could not, by any possibility, squeeze a railroad through this amendment. A railroad is not a dwelling, it is not livestock, it is not household furniture, nor is it an improvement on a farm. It is not a building used for manufacturing purposes, nor is it manufacturing machinery.

A railroad, friend Wimer, mainly consists of land. Its right of way is the most valuable land in the community. Its waterfront and terminal holdings of land levy tribute upon every grain and splinter of commerce in the state. Its millions of acres of timber, mineral, grazing and agricultural lands constitute a principality, the value of which it is impossible now to estimate.

On these land values rest the enormous issues of watered stock and securities. Its rails, ties, depots, warehouses, bridges and water tanks do not amount to as much in proportion to the total values as a dish-wheeled wagon to a section-wide cleared and cultivated farm. Whatever they are worth cuts no figure in consideration of this amendment, for not being mentioned in it they will not be exempt, according to the highest legal authority of the state—the attorney-general. The railroad beds and right of way in Oregon, including street railways and rolling stock, are assessed for less than $40,000,000, while the improvements, machinery and livestock of the farmers of this state are assessed for over $43,000,000. Railroads are land values almost entirely and they would have taxes to pay on their lands, even if present absurd assessments should continue.

Friend Wimer is hazy in his thoughts and therefore in his queries. He says: "If a man has a million invested in a high-renting city property, owning no lands, or if he owns a power plant on some of our rivers worth one million, why should he go free of all taxes?" etc. High renting property is high renting because it is on land. The little spot of ground on which rests the Swetland building in Portland brings into its owner $23,000 a year for the ground alone. The man who owns and operates the building pays that to the ground owner before he gets a cent for his investment and labor.

In New York city it is beyond the possibility of architectural science to construct a building that it worth as much as the land covered by it, if located in the heart of the city. No one is proposing to let the land escape taxation, and this amendment would tax both business block and land. Read the amendment, friend Wimer. The man with a power plant has land values more than machinery. The little site occupied with his dynamos and buildings is land advantageously situated. In point of fact, economists would define the water itself as land, for it is a natural opportunity, coming from and over land, only obtainable and convertible to use on land.

If taxes are taken from livestock, would that prevent or make difficult the owning or raising of it? More livestock is raised by more farmers in New Zealand than ever before, where no taxes are levied on improvements or personal property throughout most of the state. If taxes are levied on dogs there are fewer dogs. If on windows, fewer windows. This will hold good as to cattle, too. Homebuilders are rushing into Manitoba, where no taxes rest on the farmer's cattle, horses or machinery. They do not rush out again, either, but continue to raise more stock every year.

The same is true of Ontario, Canada. A homebuilder who has no taxes to pay on his buildings, his orchards, his stock and machinery, could surely manage to do better than with taxes on them. No farmer in the state, even if holding a little area for future development, could be injured by taking taxes off such things. If his exempted property is only one fifth the value of his lands he would still have less to pay. In some counties of this state his exempted property might be as low as one seventh of his land and still he would be even. A farmer with a farm the value of which as wild land would be $4,800, would need but indifferent buildings, fences, stock and machinery to have $1,200 worth. On the average throughout the state he has $4 worth of exempted property, at least, to every $7 worth of land. Many farmers have livestock alone worth as much as their land.

If friend Wimer would think a minute he will see that any process which would enable a man to get $1 a pound for butter and 25 cents a pound for meat would not injure the farmer paying no taxes on his cows and less taxes in the aggregate than he does now. Farmers are not leaving New Zealand, they are going there; and they vote taxes off their cows and improvements because it is better for them and the community. The same as to Manitoba. The average increase in taxation upon land values in this state would be about one sixth if this amendment was in force. Get down the last tax receipt, Brother Wimer, and figure it out. Do not take the lamentations and misrepresentations of an old man in a tower, owning thousands of acres of idle land and many thousand dollars' worth of speculative city lots, as gospel truth. Don't get scared at bugaboo stories. Every advance in the world has been new and fearsome at one time. The small farmer has everything to gain and nothing to lose that takes the taxes from his improvements. His industry and frugality makes the improvements soon worth more than the land. The worthless hill land would continue to be worthless and the fertile valley land continue to have the greater value. To take the taxes from the apple tree does not impair the fertility of the ground or the productiveness of the tree, nor yet the demand for apples. Be of good courage. No pilgrim was ever cast to the ground by taking his burden from his back. FRED C. DENTON.

**Remedy for Trust Evils.**

To the Editor of The Journal—Your editorial of the 13th inst., captioned "A Notable Meeting," contains much food for thought at this moment when a remedy for the evils of monopoly of natural resources is before the people of Oregon. It is, as the single taxers have long recognized, and Mr. Roosevelt has truly said "the weightiest problem now before the nation."

It is strange that Mr. Roosevelt does not also recognize the fact that all land is a natural resource and that the monopoly of city lands is a monopoly of greater proportions and frought with greater danger than those lands devoted to mineral and lumbering pursuits. For monopoly of land whether it be in the far or near country, the town or city is not only a menace to what he terms "resources," but a menace to that more precious and important thing, the lives of men, and this of course involves the further question of the morals of the nation.

On every hand are increasing evidences of degradation, of poverty in the midst of increasing wealth, of a vanishing sense of justice, of a neglect of those finer qualities which indicate the real worth of a people.

The thing, then, to be sought is a remedy for the appalling evils which Mr. Roosevelt has pointed to as necessary consequences of the monopoly referred to and for the evils of poverty, vice and a fast-losing sense of liberty.

In the amendment offered by the Oregon Tax Reform association, the certain remedy is open to the voters of Oregon and while we must concede to Mr. Roosevelt a willingness to take the truth when he can find it and to fearlessly utter it, we should not forget the earnest struggles of the single taxers through whose persistent and self-denying efforts the realization of the truth has come to the chief executive of our nation.

The only manner in which to discourage the monopoly of natural opportunity is to so adjust taxation that it shall be unprofitable to hold out of use those natural opportunities necessary to the lives of all. A single tax on land values will accomplish the remedy and it is to be earnestly hoped that the tax amendment will carry at the June election. If it does, the state of Oregon will jump into a state of prosperity never before known, and Mr. Roosevelt will learn that the idea he has set forth is the kernel of the remedy for greater evils than he had anticipated. LOUIS BOWERMAN.


Wheat Lands — Crop Payment Plan

ALBERTA

We have for sale several fine sections of grain land, which lies near the main line of the Canadian Pacific Railway, some few miles eastward from the city of Calgary, ALBERTA. These lands afford unlimited possibilities for the man with limited means in grain and stock raising. Many men have gone there with a few dollars and are now owners of large tracts of land and have large incomes from them. **Taxes are only 1¼c per acre for improved or unimproved lands.** All titles are given by the government. It will pay you to investigate this before buying elsewhere. For further information, call on or address,

McKERN & KENWORTHY

414 BUCHANAN BLDG. 286½ WASHINGTON ST.

HOLLADAY'S ADDITION

The one best place in Portland to buy. Geographical center and most desirable residence property of the city.

Seeing is believing. Better go and see the many choice residences under construction and the improvements going on.

THE OREGON REAL ESTATE COMPANY

283½ THIRD STREET. PORTLAND, OREGON.

TWO GOOD FARM BUYS

130 ACRES

Here is one of the best farms in the Willamette valley now offered at a low price on reasonable terms; 130 acres of rich river bottom land; 90 acres cultivated, 28 acres in hops, 40 acres fine pasture and timber. Good 7-room house, barn and all other outbuildings. The hop yard is all trellised with 15-foot trellis of the very latest and best pattern, and a fine, double hop-house. There will be over 30 tons of hops this season. Completely equipped with all farm machinery, wagons, etc.; R. F. D., milk route and within three miles of three good towns with good roads. Hop crop will be given to purchaser if sold soon.

$3,000

160-acre farm, 14 acres in hay. A fine orchard of apples, pears, plums and cherries, and all kinds of small fruit. Fine 9-room house, large barn with stalls for 12 cows and four horses, also all other necessary outbuildings. Water in house and at barn. Adjoining this there is 2,000 acres of fine range. School house, church and town within one mile; R. F. D. and milk route to door. The hay and fruit crop will bring $300 this year. Also farming implements. Located in Columbia county, only 65 miles from Portland; $700 cash will handle this. Owner at our office Monday.

HARRY E. WAGONER CO.

CHAMBER OF COMMERCE.