



RESIDENCE OF C. W. MAYGER, 10TH & CLIFTON

BUYERS HOLD TO HOME PROPERTY

Forfeitures of Lots Bought on Installment Plan Few and Far Between.

One result of the heavy buying movement in outside property—that is, suburban residence lots—that has prevailed in Portland for the past year has been to arouse the fear on the part of the so-called conservative element that a large number of these lot contracts would ultimately be forfeited and that a great deal of money would be lost by the very people who can least afford it. Those who think this way insist that a large percentage of suburban lot buying is pure speculation and too little of it for investment or homes.

A careful inquiry among the realty brokers who make a specialty of handling outside residence tracts brings to light the fact that the reversions or forfeited contracts so far in Portland and vicinity do not amount to one per cent of the sales. One dealer reports that out of several hundred outside lots sold by him in the past year there has been but one buyer who ignored his obligations and allowed the lot to revert to the original owner.

Forfeitures Hardly Noticeable.
Another agent who has sold over 1,000 lots in Portland suburbs since January 1, 1907, says that the number of reversions is not over one half of one per cent. In the half dozen or more interviews secured by the Journal with prominent realty dealers in outside property there is not heard a single pessimistic note. All agree that the buyers of suburban lots are able to meet their obligations and are doing so.

The following expressions from well-known brokers are typical of the feeling of the half a hundred men in Portland who are engaged in handling suburban additions:
"Not over one half of one per cent. The people of Portland are real home buyers and buy for home building. They take a deep pride in their homes and even the humblest wage earners are, here, better housed than in other cities. This stimulates the whole movement of lot buying for home building."

Little Speculation Here.
"Probably 75 per cent of the lots sold in Portland are sold to intending builders. The spirit of frenzied speculation or life in other coast cities is entirely absent here; there being none of the disposition to speculate elsewhere to all out at the first advance of \$25 or \$50 per lot. Even those who do buy for investment have every confidence in the solidity of Portland and her magnificent prospects, and her present progress, and are perfectly willing to buy and hold for a long period."

"Another element in this condition of confidence in the healthfulness of the market is the widespread realization of the fact that values here are from 30 per cent to 50 per cent below other cities of the same class. The highest price ever paid for residence property being \$20 per front foot lower than the high-water price in our closest competitor in this regard and averaging but little more than the high-water mark of other coast cities."

"Added to all this Oregon last year raised more than \$150,000,000 of products for only 700,000 population, an amount not equaled by any other community in the United States. All of this was tributary to Portland, consequently the amount of wealth per capita is larger here than in any other

state in the Union, and this gives our people a greater home-owning capacity than is the case elsewhere."

One Firm's Sales.
"In a little over a year since the opening of the great tract of land east of Irvington, now well known as Rose City Park," said Allen B. Slauson, manager of the realty department of Harrison & Thompson, "we have sold over 725 lots at an average price of \$400 a lot, including that sold as acreage, or nearly \$300,000 worth of property. This does not, however, include the 180 acres sold to the Jacob-Stine company and platted as Belle Crest, nor 46 acres sold to the Country Club and Livestock association."

"Rose City Park is improved property. The streets are graded, water mains and cement sidewalks laid, all ready for the home builder, and these improvements are all included in the price of the lot. Nearly all our purchasers are home builders, either those who are wisely looking ahead to the time when the business houses and manufacturing interests have made the west side an undesirable residence locality, or those who are just getting a start in life and saving for a home."

"With purchasers of this character, therefore, it is not surprising that payments have been made promptly on their contracts almost without exception. During the bank holidays a few purchasers took advantage of the clause in our contracts granting an extension of time for payment upon written application, but with the exception of less than half a dozen these have all caught up with back payments."

"Only four lots have been surrendered, two of these by a young man the serious illness of whose wife put him to great expense and the other two by purchasers who loaded up with a little more than they could carry. In each case the money paid in has been refunded. A number of houses were built last year and more are building this spring. Speedy inducements are offered to home builders."

Spanton Company's Statement.
"The Spanton company's clients are paying their monthly installments as promptly as they were at this time last year. Since October 1 we have not had but three reversions and these were caused by people leaving the city, one promptly as they were at this time last year, and the other two by purchasers who loaded up with a little more than they could carry. In each case the money paid in has been refunded. A number of houses were built last year and more are building this spring. Speedy inducements are offered to home builders."

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TWO MOTHERS-IN-LAW BLAMED FOR BREAK

Philadelphia, May 25.—There wasn't anything wrong between Nathaniel Aarons and his wife, according to the story of the man in desertion court yesterday, except that he and his mother-in-law were not made to agree. He couldn't stand her and so he left to go to the state of New York. From the tale of the wife it appeared that she did not have a great deal against her husband but she just couldn't live with his mother. When he offered to provide a home for her without a mother-in-law, however, she passed. She said she had been married three years. Judge Frey decided that if Aarons wanted his wife to live with him again, he would have to begin to woo her all over. In the meantime he ordered Aarons to pay his wife \$3 a week.

Watchers auction, Metzger, 342 Washington street.



RESIDENCE OF H. L. HAMBLETT 15TH & HARRISON

FARMERS WANT SMALL TRACTS

Men of Eastern and Middle-Western States Attracted to Oregon Lands.

bought property on the installment plan that is out of employment. "So far this month we have sold 119 lots and several deals that are pending can be consummated by the first of the month and we will have sold about 150 lots. We believe that the suburban tracts are going to continue to sell in the future much more rapidly than they have in the past and we are in the market for any acreage at the right price that is adjacent to streetcar lines."

"It seems that the city is growing in all directions. Property in South Portland is moving very rapidly, also East Portland and the Peninsula. It is a fact also that the majority of the people one meets in the east are contemplating a trip to Oregon with the view of getting into a new business in this country and there are people from all parts of the east coming into the city every day."

"We have several reasons for an unlimited faith in the suburbs of Portland. Probably one of the best reasons is that the majority of the people buying suburban lots are buying them with the intention of building a home and on every suburban property of merit in Portland can be seen new buildings being built all the time."

"Another reason is that no one will doubt that Portland is growing at least 25,000 in population per year and that this population will increase every year. That for 35,000 people it would require at least 6,500 homes, that most people build on two lots in the suburbs on lots measuring 50x100. This would require 13,000 lots placed on the market every year or approximately 2,500 acres. Outside of the Swift Packing company's properties, (which are not yet platted), there has not been platted over 850 acres during the year 1907."

Spanton Company.
"No, it has not been our experience in handling properties to have purchasers under contract forfeit them by reason of failure to meet their payments. On the contrary, we seldom have a forfeiture from any cause. We have purchased and sold a large amount of acreage in the Spanton Company."

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KEY TO AN ANCIENT CALENDAR FOUND

London, May 23.—A key to Israel's ancient calendar has just been discovered in Egypt. E. B. Knobel, in a paper read before the Royal Astronomical society, described the finding of ancient Hebrew documents by which he had established the method of time measurement among the Israelites in the time of Nebuchadnezzar. Some papyri discovered at this place and translated recently by Professor Hayes and Mr. Cowley, contain contracts dated according to both the Egyptian and Jewish calendars. As the Egyptian calendar is perfectly well known to us, it was now possible to reconstruct the Jewish calendar. Mr. Knobel's reconstruction shows that the Jewish calendar in use at the period in question was one derived not from actual observation of the first appearance of the new moon, but from calculation. This calculation was clearly based upon a knowledge of the fact that 19 solar years contain an exact number of lunar months—a fact made use of in the "Golden Numbers" of the Prayer Book tables for finding Easter. The discovery of this cycle is usually ascribed to Moore the deacon, but it is now clear that it was in regular use among the Jews long before his time.

Watchers auction, Metzger, 342 Washington street.



RESIDENCES OF H. M. TOMLINSON & MR. FINCH, 14TH & HALL STS.

BETTER HARBORS WITH INSISTENCE

Congressman Randsell Gives Some Excellent Advice on How to Secure Them.

(Washington Bureau of The Journal)
Washington, May 28.—"If the friends of adequate measures for the improvement of rivers and harbors keep up their insistence and if they unite in a determined effort, the coming session of congress will witness the enactment of the best river and harbor law ever adopted in this country and that will be followed by annual bills, with issuance of bonds, if necessary."

Congressman Randsell of Louisiana, president of the national rivers and harbors convention, gave utterance to the foregoing, in discussing the prospects for accomplishing the results aimed at by the organization of which he is the head. He added that the "encouraging outlook."

"After carefully reviewing the field, consulting with the directors of our association who met here during the congress conference, and reducing our deliberations to definite expression, the foregoing gives my belief. Everything encourages us—the growth of sentiment among the strong business and commercial interests, the education of the people in the possibilities of adequate water transportation facilities, the active propaganda which has been carried on; all of these things point to success. We find that among the members of the congress sentiment is increasing in our favor. They are more and more realizing that relief from congested traffic and too high carrying charges must be had by means of improving the waterways and encouraging the water transportation."

"But our friends are often impatient of their efforts, and instead of keeping overlastingly at it, they sometimes quit for a time, and permit the subject to get cold in the minds of the local people."

Utilize Every Effort.
"From Louisiana and Arkansas to the Columbia river and Puget sound the people must utilize every effort and prepare to send adequate representatives to the river and harbor convention that pressure which will bring results in action by them."

"It is a large project, it involves the expenditure of not less than \$500,000,000 and that gives cause to some who have not calculated the advantages which will flow to the nation from the investment of that amount of money. But it will pay largely on the investment."

"The entire world discussed the isthmus of Panama for 400 years; and the national platforms of both of the two great parties contained indorsements of the project for 12 years before final decision was obtained from the congress. That illustrates the necessity in this case, that of pressing the representatives in the congress to carry into effect what undoubtedly today is the unified demand of the business and commercial concerns of the nation."

Send Representatives.
Congressman Randsell urges that commercial bodies begin at once to prepare to send adequate representation to the river and harbor convention to meet here December 9 to 11, and that conjointly the same industry and that to work on the senators and representatives and induce them to do more than merely declare that they are in favor of the river and harbor improvement, a habit which has been acquired by candidates for congress, and too often cured when they reach Washington."

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FAVORS COMRADESHIP INSTEAD OF MARRIAGE

Cincinnati Professor Who Refuses to Resign Has Startling Views.

Cincinnati, May 25.—Professor H. Heath Bawden, whose resignation as professor of philosophy at the University of Cincinnati has been demanded by President Dahney, because of Professor Bawden's private views on marriage and sociology, was at his post as usual today, his classes being well attended. He will not be suspended at present.

As Professor Bawden has made a protest against handing in his resignation, President Dahney says he is disposed to give him a fair hearing. Professor Bawden today gave a long statement of his case, including his views on marriage. After expressing faith in the American public's judgment and his willingness to abide by it, he says, in substance:

"I believe in freedom of association of the sexes and in marriage based on comradeship. The only limit I would impose on sexual promiscuity would be the esthetic ideal of comradeship on the moral side and the necessary restrictions of stipulature on the physical side."

"He approves the marriage, but insists that comradeship rather than love is the essential. He 'derogates the finality of marriage and social stigma which attaches to divorce,' and 'believes with Plato that the state should subsidize matrimony. I believe that the individual, and not the family, is the proper unit of political and social organization,' he says."

BETRAYS SON TO COPS IN PATHETIC LETTER
Bloomsburg, Pa., May 23.—In a letter of warning written by Reuben Snyder of Centralia, to his son George, in hiding in Harrisburg, telling the son the police were searching for him, the father unconsciously furnished the clue which led to the boy's arrest there, accused of several crimes. After telling the boy of his danger the letter said: "And if you don't never mean to come back, why me and mam says goodbye to you. She's all broke up about it, and so am I. You had better go away from here—farther away and some time write to us again. If you do write sign your name in some other way. Mam says goodbye."

The letter was delivered to another George Snyder, at Harrisburg, and he turned it over to the police, who made the capture when the letter was called for. Snyder, who is 19 years old, is charged with robbing Joseph Himalus.

LIBRARY VOTING CONTEST

A \$500 library given away absolutely free. An elegant library of 800 volumes and handsome golden oak cases will be given to the school church, club or society in Portland securing the largest number of votes. Votes will be issued with paid-in-advance subscriptions to The Journal as follows: One year, \$1.50, 150 votes; six months, \$1.00, 100 votes; three months, \$1.50, 125 votes; one month, 65 cents, 40 votes. Every merchant listed below will give with each 10-cent purchase one vote. The close of the contest is the 10th of June. The library complete with cases. Current accounts when promptly paid are entitled to votes. The library is on exhibition in the window of the east side office, 360 East Morrison street, Jersey street, 149 Third street; White Front drug store, 133 Grand avenue; Watts-Matthieu drug store, 375 Russell street, where all votes should be deposited. Trade with the following merchants and get busy with the votes:

- W. E. MARSHALL & CO., dry goods, clothing and shoes, 280 to 284 East Morrison street.
- J. HOESMAN, jeweler, 149 Third street, Main 1186.
- O. M. KOFSTATER, photographer, 165 1/2 Third street, Pacific 1720.
- LEADERS TRAVELERS & STORAGE CO., office and warehouse, 111-112 North Sixth street, Main 1655, A-1655.
- T. E. H. BRADY & CO., sporting goods, 123 Grand avenue, East 238.
- LIBERTY COAL & ICE CO., office 212 Pine street, Home A-1139, Main 1622.
- VULCAN COAL CO., office 329 Burnside street, Main 2776, A-2776.
- BUSH & OSTER, merchant tailors, 121 1/2 Third street, Pacific 809.
- OREGON NEWS CO., cigars and news, 147 Sixth street.
- W. E. LEFF, plumbing and gas fitting, 607 Williams avenue, East 4236.
- E. A. WILSON'S WHITE FRONT DRUG STORE, 133 Grand ave. E. 1654.
- A. E. WILSON, grocer, 123 Grand avenue, B-1261, East 288.
- THE MODEL BARBER SHOP, finest shop in the city, 91 Sixth street.
- MASONIC TEMPLE GROCERY, 259 Yamhill, corner Park, Main 5523, A-5523.
- CHICAGO MARKET, meats, 187 Third street, Main 412.
- MORRISON ELECTRICAL CO., 291 East Morrison street, East 3158, B-1623.
- WATTS-MATTHIEU CO., druggists, 375 Russell street, East 623.
- DR. E. E. WRIGHT, dentist, 312 1/2 Washington, corner Seventh, Main 2119.
- ALVIN KIRBY, fine millinery, 425 Washington street, Pacific 809.
- SHAW & FAIR, wood dealers, yard East Eighth and Main streets, East 315.
- BUTTER-NUT BRAD CO., corner Second and Columbia streets; retail 145 Third street.
- MOORE BROS., east side news dealers and confectionery, Williams avenue and Russell street, East 4702, B-1623.
- E. A. HOADAR, bicycles and sporting goods, Williams avenue and Knott street, East 2482.
- WILLIAM AVE. UMBRELLA FAC. TORY, umbrellas and leather goods, 544 Williams ave. C-1904.
- TAYLOR & STANTON, plumbing and gas fitting, 308 Pine street.
- GENERAL MARKET, meats and fish, 188 Grand avenue, B-1112, East 412.
- F. A. BOYLE, wallpaper, painter and decorator, 104 Union ave. East 1094.
- CHRYSLER & FEY, meats and fish, 647 First st. Main 1787.
- CHURCHILL BROS., wood dealers, Marshall and 18th sts. Both phones.
- GOLDSTEIN'S GROCERY, 271 Russell st. East 850.
- JOHN W. HALEY, groceries, 493 Washington st. Main 2167, A-2167.
- F. E. DAVIS, barber, 243 Williams ave.
- SUTOLIFF & BAIRD, wall paper and paints, 405 Morrison st. Main 1372.
- MAX H. SMITH, florist, 189 Fifth st., opp. Meier & Frank, Meier 7215.
- QUEEN CITY DYEING & CLEANING WORKS, 289 Grand ave. East 3683.
- SUNSHINE FUEL CO.—Long or short wood, B-1551; East 891. Office and yard Thirty-third and Main streets.
- C. L. JOHNSON, liniment, 285 Grand avenue, P-1 at 8008.
- NAKOP, optician, Dr. E. J. Mills, assistant, Main 1874, 111 6th st.
- NORTHWEST DUKE CO., sporting goods, 113 3d st. Main 2008.
- COLEMAN HARDWARE CO., hardware, mechanics' tools and cutlery, 109 3d st. Main 4137.
- SUREKA CARRIAGE WORKS, Mfgs. and repairs of carriages and wagons, 215 Burnside, Pacific 2047.
- WOODLAWN LAUNDRY CO.—Rough Dry and Finished Work. Woodlawn 1238, 427 Dekun ave.
- JOHN SCHMIDLA—Cleaning and dyeing; quick work 65 1/2 6th st.
- COLUMBIA FISH CO.—Fish, oysters, poultry, butter, eggs etc. East 51; A-5555, Third and Ankeny etc.
- F. N. ROSEBELL & CO., meats, Woodlawn 5; C-1888, 716 Union ave. north.
- FORTLAND TENT & AWNING CO., tents and awnings, window awnings and porch curtains a specialty, 14 N. Front.
- E. E. LEE—Real estate and investments. Room 411 Corbett bldg. Main 4560.



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NEW FLATS OF ARCHITECT JACOB BERGER, 6TH & JACKSON.



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