

HOME TRANSFERS OVER MILLION

Two Sales Aggregating Half Million Not Yet Recorded.

HEALTHY TONE TO REALTY MARKET

Week's Transactions Important—Prominent Corner in Business Section Changes Hands and Will Be Improved at Once.

Real estate transfers filed for record during June amounted to \$1,108,476, and for last week the total was somewhat above \$300,000. However, this does not by any means tell the story of the week's really transactions, as two sales, aggregating nearly \$600,000, were closed, the deeds to which have not yet gone to record.

The 76-acre tract known as Melinda Heights was sold by the King Real Estate & Investment Company to a syndicate of Texas and Portland capitalists for \$288,000, equivalent to nearly \$4,000 an acre. This tract lays south of the extension of Washington street and extends south to the City Park. The tract is to be cut up into building sites from a lot to an acre in size and sold to purchasers who will build the handsomest class of homes. Humason & Jeffrey, associated with D. E. Kenney, made the sale.

The other large sale of the week was the quarter-block at the northeast corner of Seventh and Alder streets, which was purchased by Theodore B. Wilcox from John B. Yeon for \$160,000.

This is by odds the most important realty transaction of the week. It means the tearing out of a half dozen old frame firetraps and the erection of an eight or ten story business block, such being the declared intention of Mr. Wilcox. It will also probably result in the improvement of one of the valuable corners still owned by Mr. Yeon.

The Hood hotel property, comprising the quarter-block at the northeast corner of Sixth and Everett streets, was purchased Thursday of last week by H. Bronaugh and William McMaster for \$85,000. A three-story brick building, 60 by 100 feet, occupies a portion of the site.

These sales and others known to be in process of negotiation show conclusively that there is abundant confidence in Portland values even by the most conservative investors. It is true, of course, that the number of property sales has not been so numerous during the last six months of this year, as was the case from January to July of last year. However, the difference is not great, and when compared with similar records in other Pacific coast cities, Portlanders have every reason to be satisfied with the result.

Residence property buying in Portland continues on into July. Over 100 residences and building lots changed hands in two days of last week, while the daily average is close to 30 transactions in this class of property.

One of the best sales of this character closed last week was the purchase by J. P. Page of a modern residence on Pettysgrove street, between Twenty-third and Twenty-fourth streets. The eight-room frame with stone foundation and porch pillars.

Sales of Residence Tracts.
F. L. Geer has purchased from E. L. Sanborn an Irvington home for \$4,000. The property is located in the new part of Irvington north of Thompson street.

Fred Siderus has sold to A. L. Howard a 50-foot lot on Union avenue between Hancock and Weldon streets. Consideration, \$3,700.

Mrs. Lilla D. Perry has purchased a 160-foot lot on Orient street between Holman and Milton streets. The property formerly belonged to G. A. Wynn and was sold for \$3,000.

Francis West has sold to S. A. Reddy a modern house on 50-foot lot in City View Park, consideration \$4,400.

Frank J. Hutchings has purchased from James A. Hays a quarter-block in King's second addition, west of Twenty-third street, consideration \$4,250.

M. B. Webb has sold to E. Sink a new cottage at St. Johns for \$3,500.

Clinton G. Webster has sold to T. A. Eves the west half of lots 5 and 6, Hawthorne Park for \$4,750.

Martin Relling has purchased from Ernest E. Lane a quarter-block in North Albina, consideration \$3,800.

Devlin & Firebaugh report the sale of lot 16, block 12, Golden's addition to the Portland Trust company, consideration \$4,200.

Outside Transactions.
The same firm also reports the sale of the C. E. Nickelson 50-acre farm at Hood River to L. D. Firebaugh and B. D. Loomis of Portland, consideration \$4,000.

Grace E. Inis has purchased the E. W. Cummins residence property in City View Park for \$2,400.

Cord Sengstake and associates have sold to Leona M. Kabb a house and lot in Alameda Place on Hawthorne avenue, consideration \$2,900.

W. M. Ladd, trustee, has sold to E. E. Simmons a lot in the east half of the subdivision of block 22, city, for \$2,750. The property is located in the new residence district in the vicinity of Harrison and Fourteenth streets.

The house and lot at the northwest corner of Skidmore and East Tenth streets has been purchased by H. G. Bites from Adolph Surtie for \$2,750.

In connection with the death of Grever Goodwin it is interesting to note that only 120 years before in the history of the nation has the United States been without a living president. George Washington died in 1799 when John Adams, the second president, was in office. Andrew Jackson, the time the only surviving ex-president, passed away in 1845, two years before General Grant retired to private life.

DEPARTMENT STORE WILL BUILD TEN-STORY ADDITION HERE



Tearing Down Old Shacks at the Southeast Corner of Sixth and Alder to beginning the excavation. The new building is to be 10 full stories with basement and sub-basement and will cost approximately \$200,000. A member of the firm of Meier & Frank

LEWISTON AT PORTLAND'S DOOR

Completion of North Bank Turns Idaho Products Down Columbia.

With the biggest wheat crop she has ever produced and a fruit crop that will exceed three quarters of a million dollars the Lewiston country believes it is in a good position to rejoice over the opening of the north bank road this month. The opening of the new road will send practically all of this agricultural wealth to the markets of Portland.

"We have never had such successful crops promised," said C. H. Edwards, editor of the Lewiston Teller, this morning. Three new canneries have been completed, large new warehouses have been constructed at Volmer and Nez Perce and the new Volmer & Nez Perce railroad, 11 miles long, will be completed in time to handle the crops of this fall. A new sewer system with capacity adequate to handle the sewage of a city of 50,000 people, has been recently installed in the Lewiston country, and the most complete water system while the residence portion of the city is progressing wonderfully.

ALBERTA CHURCH TO BE DEDICATED TODAY

New \$3,500 Structure of United Brethren Congregation Completed.

With appropriate ceremonies, including a sermon by Bishop William M. Bell of the Pacific Coast district, the new church of the United Brethren at Twenty-seventh and Milred streets will be dedicated at 3 o'clock this afternoon. The exercises will be in charge of Bishop Bell, assisted by Rev. W. R. Frank of Dayton, Ohio, and Bishop N. Rustie, the oldest bishop in the church. The church is a commodious structure with an auditorium 32 by 50 feet with a seating capacity of 325. Rev. B. E. Emerick, pastor, and the congregation have labored earnestly and successfully to bring about its completion. The building cost \$3,500 and is a credit to the populous and rapidly growing Alberta district.

Physicians' Highlight.

An electric highlight which may be fastened upon a physician's head to permit him to have both hands recently was devised by a Marylander.

Persian is said to be not a very difficult language. The modern Persian is very much like the English in its construction and in the inflections that burden so many of the world's tongues.

NATIONAL BROKERS START MAGAZINE

Publication Result of Recent Convention Held in Chicago.

United Realty is the name of a new monthly magazine published in Chicago by the National Association of Real Estate Exchanges, the first annual convention of which was recently held in that city. The first issue of the periodical is distinctively a convention number. What was said and done in the convention is reported in full. And what was said about the convention, and the association which it created, by the press of Chicago and by the delegates who were in attendance on the convention is discussed quite fully.

BRISK SALES OF RIO VISTA TRACKS

Bruce Wolverson of Wolverson Bros., 402 Mohawk building, reports the sale of tracts in the Rio Vista heights district very good. Rio Vista heights is located on the north bank about 50 miles from Vancouver, Wash. The location of the land is ideal for fruit and vegetables and especially adapted to strawberries.

COSTLY MATTRESS.

Kind Used on a Plate Glass Wagon—Old and New Ways of Handling.

Probably about as costly a sort of mattress as any one that is made not to sleep on at all, but to spend on the long, brooding of platform of the wagons built for carrying plate glass.

BIG ACREAGE TO GO INTO WALNUTS

The Walnut Plantation company, a recently found corporation, has purchased from A. H. Tanner 940 acres of land near Gaston, Washington county, and it proposes to plant the entire tract in English walnuts and peaches in the next two years. The property formerly belonged to A. H. Tanner, is in one body and when set in trees will, it is said, be the largest walnut grove in the world.

The stockholders of the new company are: A. H. Tanner, J. R. Rogers, John H. Hall, H. C. Spencer, H. Beckwith, F. Wilson and E. E. Manchester. The officers are H. Beckwith, president; John H. Hall, vice-president; J. R. Rogers, secretary-treasurer, and E. E. Manchester, manager.

RAILROAD BUYS 440 FEET ON RIVER

Mt. Hood Electric Believed to Be Purchaser of East Side Frontage.

One of the largest sales of east side water front was recently made by A. F. Biles and associates to a purchaser supposed to represent the Mount Hood Railway company. The property has a frontage of 440 feet with an average depth of 180 feet and extends from the center of East Oak street to within 50 feet of the north line of Washington street. The price paid for the holding was \$190,000, equivalent to \$440 a front foot. The Mount Hood Railway company is known to have purchased a large amount of property on East Stark street, and as the water front recently sold is on either side of East Stark street, it is believed that the property was acquired for the account of the Mount Hood company.

ROAD WILL TAP CROOK COUNTY

Progress is being made in the undertaking to build a railroad from Shaniko into the upper Deschutes Crook county are working as one man in the harness to accomplish the result they aim at, and if work proceeds at the present rate they will have a road built and in actual operation in time to move next fall's wheat crop.

THREW TORPEDOES AT PASSING WOMEN

Skirts, women and torpedoes caused the downfall, or rather the arrest, of George Martin, aged 19, yesterday afternoon. George, it seems, had been tormenting women passing along Sixth street near Washington by throwing torpedoes on the sidewalk near their skirts. The torpedoes, the noise and all the little people, it seems, caused the women, naturally, all kinds of annoyance.

M'GOWAN CHAMPION OF SET NET RIGHTS

(Special Dispatch to The Journal.) Astoria, Or., July 4.—Senator H. S. McGowan stated yesterday regarding the set net controversy at Sand Island, that a decision is necessary on the question, and until this is rendered by the federal courts he proposed to see that the rights of the set nets are protected. McGowan stated he had been trying to get the government engineers to decide the question for several years, but that they had refused to do so.

TO LEWISTON WITHOUT CHANGE.

The O. R. & N. all-rail Riparian-Lewiston line will commence daily operation Monday, July 6. This service includes a through Pullman car leaving Portland at 8:15 p. m., arriving at Lewiston the following morning at 9 o'clock. Returning, leave Lewiston 7 p. m., arrive Portland 8 a. m. the following morning.

ROAD WILL TAP CROOK COUNTY

Final Arrangements Nearing Completion for Columbia Southern Extension.

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much about our undertaking at the present time will be ready within a few weeks to do something more than right of way work," said Mr. Howard. "The road will be built. The people along the route are showing a disposition to cooperate in practical ways, and if they continue as they are setting out we will get the road through before long."

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NORTH BANK WILL GET MAIL CONTRACT

Towns of Southern Washington Will Soon Have Quick Delivery.

The contract providing for the conveyance of mail between Vancouver, Wash., and Pasco, and intermediate points, between the government and the north bank railroad, is expected to arrive in Portland some time this week. As soon as the contract gets here the company will begin carrying out its terms of the agreement.

Government officials representing the postoffice department went over the line of the north bank some time ago, soon after trains began to run regularly, and it is understood that their report on the question of furnishing the towns with mail was reported upon favorably to the department officials at Washington, D. C.

Klamath Falls Inventor.

(Special Dispatch to The Journal.) Klamath Falls, Or., July 4.—A. B. Southworth of this city has just been issued a patent for a device to clean mail bags. The patent was issued on the 23d of last month. The device is about nine feet high, of cast iron, in the shape of a hollow tube, with coil spring inside, and the inventor claims it will catch a mail bag regardless of the velocity with which it is thrown off the train.

Farms and Acreage

- 400 ACRES, 9 miles east of Oregon City, on good public road; land lies well, all good rich black loam, well watered by never-failing streams; 120 acres cleared, balance light and heavy timber; good orchard of mixed fruits; good 6-room house, new barn, new hop house; 10-acre hop yard. One of the best buys in the vicinity of Portland and lying suitable for cutting up into small farms. PRICE ONLY \$55 PER ACRE; half cash, balance to suit.
- 200 ACRES near Oregon City, all good rich soil on good public road; 20 acres cleared, balance light and heavy timber; well watered by never-failing streams. PRICE ONLY \$30 PER ACRE; half cash, balance to suit the purchaser.
- 35 ACRES, 10 miles northwest of Portland, near Cedar Mills, on good public road; 17 acres cleared, balance stump land and timber; all fenced, good young orchard of mixed fruits; small house, large new barn on stone foundation. PRICE \$175 PER ACRE; half cash, balance in 10 years at 6 per cent.
- 216 ACRES with the Salem electric line crossing it, in a suitable location for starting a station; 180 acres cleared, balance good timber, on good public road; well watered by never-failing streams; good 7-room house; two barns and other outbuildings; land lies just right for cutting up into 5-acre tracts. PRICE ONLY \$85 PER ACRE; half cash, balance to suit the purchaser.
- 30 ACRES adjoining Salem city limits, Marion county, all cleared and in a high state of cultivation; on good public road; good hard-finished house, 6 rooms, new barn, good orchard of mixed fruits; all well fenced; well watered. PRICE \$4,000; half cash, balance to suit purchaser.
- 70 ACRES in Marion county, 2 miles from good railroad station; 35 acres cleared and in a good state of cultivation; balance open pasture land and light timber. PRICE \$3,000; \$1,000 cash, balance to suit purchaser.

The SHAW-FEAR COMPANY

243 1/2 Stark Street Phone Main 35 and A 3500

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

85 1/2 THIRD STREET, PORTLAND, OREGON.

Metzger Acre Tracts

NONE BETTER FINEST SOIL BEST LOCATION CHEAPEST PROPERTY SITUATED ON NEW SALEM LINE, 30 MINUTES' RIDE. NONE CHEAPER

Acre Tracts at the Price of Lots

Positively the best land in Oregon for fruit, particularly berries, cherries and walnuts. Don't take our word for it, better visit the tract and see for yourself. Judge the location, the soil and the prices yourself.

Acre Tracts \$200 Up

10 Per Cent Down, 3 Per Cent Monthly

NONE AS GOOD Go out to Metzger today. Take car at Oregon Electric station at Jefferson and Front streets. A 30-minute ride will land you at Metzger station, right on our tracts. Agent on the ground who will gladly show you over the property. Don't fail to visit the natural park, which will delight the residents of Metzger for all time.

Call at Office for Printed Plats and Other Information.

HERMAN METZGER, Owner 226-228 FRONT STREET, PORTLAND PHONES—MAIN 474, A1374 METZGER BRANCH OFFICE, PHONE PACIFIC 2019

Plan Accepted by School Board for Albina High School Building.

Cape Colony farmers are experimenting with eagles to drive away the herds of locusts which annually devastate their crops.