

SALES OF REAL ESTATE RUN INTO MILLIONS

VOLUME OF BUSINESS LARGEST FOR MONTHS

Impending Presidential Election Appears to Act as a Spur to the Realty Market—The Building Record for the Month Shows a Great Gain.

Transfers of realty for October reached a total of but a few thousand dollars short of \$2,500,000, or to be exact, \$2,416,134. This is by several hundred thousand dollars the largest total of the year, is nearly twice the largest monthly total since May, 1907.

Contrary to the general belief and experience, that the month immediately preceding a presidential election is always disastrous to business, the realty business in Portland has surpassed that of any month during the past 12 months, and this in spite of the printed statement by a number of the largest operators that their clients were as a rule refraining from making investments until the outcome of the election was known.

Even the alleged fear of Democratic success, which has been so industriously put forward from hostile sources for several weeks past, was not sufficient to prevent a generally large and healthy volume of realty sales. Men of brains and means were not to be deterred by a political uncertainty, investing in Portland real estate. They knew its value, and were not to be frightened into the belief that the success of their candidate for the presidency could take from its values. On the contrary they were convinced that no matter which way the realty market in this city could never by any possibility be worth less than it is now, but the chances were 100 to 1 that it would always be worth more.

Great Building Record.

The building record of the month, as shown by the value of permits issued, is another conclusive proof of the high esteem in which Portland property is held by investors. The value of all permits issued last month was \$1,931,145, the largest total for any month this year and nearly twice that of October, 1907. Another gratifying feature of the permits issued last month is the fact that the average value of the improvements for which permits were issued was more than \$2,500. The significance of this fact is better appreciated when a comparison is made with the number and value of permits issued in Los Angeles, where the average value of the improvements for which permits were issued during the first 30 days of October was less than \$1,500.

Heavy Sales Not Recorded.

In addition to the unusually large total of realty sales made during October, it is known that several transactions involving a total of close to \$500,000 were closed during the month, but as the final papers did not pass toward swelling the monthly total.

On the 10th of the month, the total sales for the week ending yesterday of \$133,000, with transactions in process of closing almost to the amount of \$100,000. Another dealer reported a deal closed and part payment made on a Stark street holding wherein the consideration is in excess of \$100,000.

The two-story brick building on the east side of Second street, between Yamhill and Taylor streets, between the Davenport estate was reported sold to a local capitalist for \$35,000. In this sale the purchaser's name was not made public owing to the fact that the deed had not been delivered although full payment had been made. The owners of the property live in Austria.

The owners of the property live in Austria. The deed had not been delivered although full payment had been made. The owners of the property live in Austria.

The owners of the property live in Austria. The deed had not been delivered although full payment had been made. The owners of the property live in Austria.

The owners of the property live in Austria. The deed had not been delivered although full payment had been made. The owners of the property live in Austria.

The owners of the property live in Austria. The deed had not been delivered although full payment had been made. The owners of the property live in Austria.

The owners of the property live in Austria. The deed had not been delivered although full payment had been made. The owners of the property live in Austria.

R. Eppinger has closed a deal with E. Wilder and Lewis Russell for a two thirds interest in the irregular shaped lot on the northwest corner of Eleventh and Stark streets, opposite the Victoria hotel. Each owned a one third interest in the property and received \$15,000 each. The lot is occupied by an apartment house and two dwellings. No announcement was made of any contemplated improvements of the property, but on account of its being in a locality rapidly increasing in value, it is altogether probable that a first-class building will go up there within a short time.

Buyer From the East.

A Philadelphia investor, who made a trip through the northwest last summer and was much impressed with Portland's prospects, has closed a deal for a lot on the west side of Tenth street, between Washington and Stark streets, property belonged to Mrs. Gertrude Hahn of Colville, Wash., and was sold for \$47,000. The broker making the sale announces that the purchaser is prepared to build a three or four-story building on the lot provided a suitable tenant can be found.

It is understood that General Charles F. Beebe and Charles E. Edd have optioned an extensive tract on the Lewis river, 12 miles above the Columbia. The intention is to purchase the land and establish a large lime manufacturing plant. The price of the property is \$10,000.

R. D. Inman closed a deal in the early part of the week for a quarter block on the southwest corner of East Couch street and Union avenue. The property formerly belonged to George W. Simon and was sold for \$13,500. When asked relative to probable improvements, Mr. Inman said that he had no immediate plans looking to that end but that it was his policy to let valuable property remain in an unimproved condition for a great length of time and that it was probable he would put up some kind of a building on the property within the next 12 months.

Some Other Sales.

Fred H. Strong has conveyed to Strong & Co. the quarter block at the southeast corner of East Morrison and East Third street, consideration \$38,500. The property is improved with several frame buildings.

John Kiernan has deeded to E. B. Garding a one third interest in a valuable ranch on Sauvie's island, consideration \$3,000.

Charles A. McCargar has sold to Lucy W. Hawk a house and lot on Thirty-second and Vernon streets, Willamette Heights, consideration \$8,000.

Another \$6,000 sale of Willamette Heights property recently was that of a house and lot on Thirty-first and Thurman streets. The property was purchased by J. W. Gilkynson from J. D. M. L. Holbrook has purchased from the Northern Counties Investment company a part of block 51, Portland Heights, for \$4,000.

R. B. Rice has sold to Alice F. Whitfield a house and lot on Wasco street, near East Fourth street, for \$5,500. This is a new house recently completed by Mr. Rice.

The German Savings Loan society of San Francisco has sold to Ferdinand Sternahl a house and fractional lot on the northeast corner of Front and Meach streets for \$4,000.

The St. Johns Land company has sold to Emma L. Vaughan, three lots in Whitworth court, near St. Johns for \$3,400.

I. J. Hershba has purchased from P. H. Kook a lot on Union avenue between Mason and Skidmore streets, consideration \$2,500.

I. J. Hershba has purchased from P. H. Kook a lot on Union avenue between Mason and Skidmore streets, consideration \$2,500.



New Apartment Building of M. Paley, Fourteenth and Columbia Streets.



Residence of C. F. Prehn, Twelfth and Halsey Streets.



Residence of B. F. Weaver, Twelfth, Near Broadway.

URNS LIGHT ON DEALERS WHO FEAR BRYAN VICTORY

C. K. Henry Shows That They Belong to Class That Has Long Retarded Progress of Portland—Some Chinese Are Far More Enterprising.

In a discussion of the effect on the values of Portland real estate, in case of Bryan's election, Charles K. Henry, a well known and successful realty broker, had the following to say: "A number of real estate dealers in Portland in interviews published recently in the Oregonian, have said that they believe sales of real estate will stop and that values will drop if W. H. Taft is not elected president. A number of these men have not been successful in selling real estate, evidently being more inclined to politics than to the sale of real estate. How can they be successful if they do not have absolute confidence in their property they are disposing of? They, with a number of bankers and some weak-kneed merchants, foolishly shout panic and hard times, if people won't fall down to their dictation.

"I have had a number of people come in during the past week or two, saying they would not buy until after the election. In one instance in particular an ex-banker, who stated that he would buy if he was sure of Taft's election, I bought out to him, and to others of like narrow mind, that he and others like him had been buying property for a number of years, but has never enough faith and confidence in themselves, in their city, in their country, or in the future, to buy until after the election. In the instance of a lot on Fifth and Couch streets that I urged him to buy five years ago, and which I bought afterwards, he doubled my money in a little over a year.

"I also recalled to him the fact that I had advised him to buy about five years ago the quarter block on Seventh and

Stark streets, where the Oregon hotel now stands, for \$10,000, urging it upon him as a fine buy, but he hadn't faith enough in our city or confidence enough in his own judgment, and it was sold to a little coterie of Chinamen who are reaping big profits, as I recently sold a vacant quarter block on the street for \$160,000.

"I impressed upon him, in our conversation the other day, the fact, and further impressed upon him the additional fact, that while he is going around afraid to invest, lacking confidence, as he calls it, that the same coterie of Chinamen the today quietly and determinedly helping to build up the city, the Chinamen have more business sense than some of our bankers, and have a better knowledge of the industry and capacity of this country. They are not caring which 'bill' is elected. They fully realize that the rains are going to fall, the earth is going to produce, the mountains are going to run up the river, the Hood River apples are going to be just as red, the timber is going to be just as valuable, the industries of Oregon are going to be sought after just as much after the election, no matter which of the two candidates are elected.

"It is childish and absurd in the extreme for these so-called intelligent men to belittle their own country in the manner they are doing at election time. The facts are that this month near some of the largest business districts are greater than that of any month during the year. And every indication points to greater business and building of our city and state for the coming year."

KEEN RIVALRY OVER CAR LINE

Property Owners on Peninsula Deeply Interested in Route Chosen.

The extension of the carline to the Swift Packing company's plant on the Columbia slough has developed a friendly rivalry among property owners on that part of the peninsula for the location of the line down certain streets.

The original plan and desire of the people was for the line to pass from the Killingsworth avenue north along Albina avenue to Pippin street, then westerly along Pippin street to Dover avenue and from Dover avenue north to the packing grounds. The Portland Railway company made its surveys and the property owners fully approved of this location. It looked certain that this would be the route until the city council complicated matters by making exception as to the form of franchise. That gave time for rival interests to get into play. A number of property owners along Patten avenue wished to open up their holdings to car service, accordingly they petitioned that they would have no objection to the carline passing along that avenue. The matter was ultimately referred to the street committee of the council, which disapproved of this location. The reason given was that Patten avenue was dedicated as a 100-foot boulevard and should be retained in that form for a future speedway and fashionable drive.

A number of property owners took advantage of this decision to undertake to locate the line farther west down Denver avenue. As far as the direct property interests are concerned, the location of the line is of vital importance to the form of franchise. It was argued that by building down that avenue the Portland Railway company would not have to build so much additional trackwork for the reason that the company could utilize the tracks already in along Killingsworth avenue for a longer distance.

A comparison of distances between parallel streets represents the interest of the future residents of that district. It is eight blocks from Greely street north from Killingsworth avenue and runs out Greely street to Pippin street in eight blocks from Greely street to Denver avenue, so that the Greely street carline would be paralleled within a distance of eight blocks. The property owners between those two streets would have to walk a distance of four blocks either way to the cars, it is a distance of 34 blocks from Den-

ver avenue over to Union avenue, the next nearest line on the east. The residents between those two streets would have to walk a distance of 13 blocks. To make a more just location for the interests of the residents of that district the line should be located near the middle between Greely street and Union avenue as possible. This would throw it closer to Patten avenue, but Patten avenue is now out of the race, so that it brings it back as it was originally intended to Albina avenue. Greely street where the carline is at present to Albina avenue is a distance of 13 blocks. From Albina avenue over to Union avenue is a distance of 13 blocks. The property owners in the middle of both these districts would be in reach of car service on either side of the block. This matter is now before the council.

HEALTHY GROWTH IN BUILDING PERMITS

- Building permits for the month ending at noon yesterday aggregated in value \$1,931,145. This sum is the second largest total of the year and is nearly double the value of those issued in October, 1907. All told there were 391 permits issued, which shows an average value of all building improvements begun during the month of over \$2,500.

THANKSGIVING LINENS.

Buy Your Thanksgiving Linens Here Tomorrow for Less. Our annual Thanksgiving sale of fine table linens starts tomorrow morning. We are the largest importers of Irish Linens on the coast. See today's ad for special prices. Napkins and cloths named Free of charge. Allen & McDonnell, Third and Morrison. Weber's Novelty Orchestra at the Perkins Grill for mid-day lunch.

REALTY TRANSFERS OVER TWO MILLION

- Realty transfers for the month of October reached the sum of \$2,416,134. The largest total since May, 1907, and within \$100,000 of double the value of the transfers of October, 1907. Altogether there were 1,373 transfers, with an average value of a little less than \$2,000.

Bryan and His Platform Can Be Relied Upon by the Voters

(By C. P. Strain, Assessor of Umatilla County.)

Thou shalt not deceive. Thou shalt not oppress. Thou shalt not steal. Thou shalt not kill. These commandments constitute the substance of the Democratic platform of 1908, 1906 and 1896.

There are no "facing both ways" pliancies in the Democratic platform of 1908. It does not make indefinite promises capable of several interpretations. The people demand sincerity, and Mr. Bryan and the Democracy under his leadership have today met their demand.

Upon the tariff question the Democratic party promises a revision of the tariff laws, and placing trust-made articles upon the free list. The Republican platform promises revision of the tariff laws without saying which way they will revise, up or down.

Taft's Talk Is Vague.

Mr. Taft says that some schedules will be raised—others lowered. But he will not specify which ones. Thus Mr. Taft and his party invited deception and disappointment.

The Democratic party opposes political contributions to corporations and it pledges publicity of all campaign contributions before election. It is now applying this rule.

The Republican party professes to favor the same plan. But it will not, perhaps dare not, publish its contributions until after election.

The Democratic party demands that no set of men shall oppress the people through trusts. It not only promises to place trust-made articles upon the free list. It goes farther and demands that powerful corporations desiring to do an interstate business shall be required to first obtain a federal license. This license will not be granted except to corporations able to give satisfactory evidence of the lawful character of their business. Any corporation failing to give such license, or having had such license revoked by the government, will be shut up in the foreign.

Power to Grant or Revoke.

The power to grant or revoke such license will give to the government the mastery over any possible combination of predatory capital. For if any corporation fails to meet the test by law in the beginning, or if it forfeits its license by subsequent transgressions of the provisions thereof, it will lose the markets of all the states, but its home state. The license plan will compel corporations to choose between doing an honest business in all of the 48 states, or of doing a crooked business in but one state.

But at the same time evidence multiplies that the syndicated interests entertain a strong faith that the people are to be deceived—a faith which they are backing with financial support that the Republican leaders dare not publish before the election. Everybody knows that Standard Oil and the steel combination have become monopolies, having power to set their own prices to both the man who has oil and the man who has steel, to consumers of the products of oil and steel.

The beef trust, and the whole brood of trusts are fast approaching such monopolistic powers. We saw fit to win the market from eight to 14 cents last spring under a condition established, and under the ruling prices of recent years. The Democratic party demands that the Philippines be assured of their ultimate independence. Such a public declaration would not only pacify the islands; it would assure the whole world of our good intentions. This would promote peace and safety, adding also immensely to our moral prestige the world over.

Demanded Honest Platform.

Mr. Bryan has been called erratic, changeable, visionary, unsteady. Yet he has demanded through all his public career that platforms be made specific and honest; that extortions through respect privileges be eliminated; that justice be made the foundation of all law, whether local, state, national or international.

No discouragements, no defeat, no temptation has ever swerved him from this creed. His courage, his moral purpose, his fortitude, his sublime faith in the people have raised him to an unmatched eminence of leadership which extends far above and beyond party lines. He is today the most commanding figure in America.

The only issue which Mr. Bryan has abandoned is that of free coinage of silver. Mr. Bryan, like other deep thinkers, believes in the quantitative theory of money. That is, that money fluctuates in value according to its production.

Little Gold Produced.

In 1898 the gold mines were producing but little gold. I do not have statistics showing the production of 1898. But the World Almanac of 1894 gives the production of gold in 1892 as \$130,000,000. And the same authority for 1906 gives the production of gold in 1906 as \$400,000,000. This enormous increase in gold, being followed by high prices all over the world, proves the correctness of Mr. Bryan's theory in 1896. The demand in 1896 for free silver has been met by the trebling of gold production. No human mind could foresee this phenomenal increase. But so sensible a man as Mr. Bryan can and does accept it. All but the ignorant and insincere approve his acceptance.

Ahead of His Party.

The President is beginning to catch up with Mr. Bryan. But Mr. Roosevelt is in advance of his party. Bryan in 1900 advocated placing products of trusts upon the free

Roosevelt caught up in 1908. Bryan in 1896 advocated an income tax. Roosevelt caught up in 1907. Bryan in 1896 advocated enlarging the powers of the interstate commission for control of railroads. Roosevelt caught up in 1908.

Bryan in 1896 denied the right of trusts to stifle competition, bankruptcy interference, and having a record of our resources by syndicated wealth and power.

Advocates Savings Guaranty.

Bryan is now advocating the safe guarding of the peoples' money deposited in the banks. Through his counsel and advice the Oklahoma constitution, which is substantially a new charter of liberty in this country, providing for popular government through direct primaries and direct legislation, as in Oregon, was adopted. And under that constitution Oklahoma is now demonstrating the wisdom of bank guaranties of deposits.

The Republican leaders are making a weak attempt to oppose this plan by promising (after election) in the form of postal savings banks. But they do not intend to do this. They intend to establish such banks.

Mr. Bryan demands election of United States senators by the people. Republican leaders oppose.

Wants Justice for Labor.

Mr. Bryan demands valuation of railroads. Republicans oppose. Mr. Bryan demands justice for labor. That Republican leaders oppose this is the opinion of labor leaders themselves.

The Democratic platform is a strong, honest declaration. Mr. Bryan is stronger than his platform.

The Republican platform is reactionary and evasive. But Mr. Taft is less commanding than his platform, having secured his nomination through executive interference, and having a record opposed to the interests of labor.

Moreover, his administration of the Philippines was a failure in the opinion of our soldiers who were there; and who is better competent to judge than they?

Man Above the Dollar.

Like Lincoln, Mr. Bryan believes in both money and men. But when it comes to a choice between the monopoly of our resources by syndicated wealth and the rights of living, breathing, red-blooded men and women, he places the man above the dollar. He appoints the President has the appointment of federal judges. When once appointed these judges hold office for life. Believing in the rights of the com-

PUTS BAN ON SPOONING OVER SCHOOL PHONES

Superintendent Hears Teacher Say "You're My Onliest" to Admirer—Send Kisses by Wire.

(Special Dispatch to The Journal.) Trenton, N. J., Oct. 31.—"You're a dear, Tom. You are the only onliest." "Thanks, sweetheart. Now send me a kiss over the wire, I'll call tonight and duplicate it a hundred times." This conversation startled Superintendent of Schools Mackey as he took down the receiver in his office to get central "Sweetheart" was a teacher, and "Tom" her dearest friend.

Superintendent Mackey called the principals of the various schools together, told them of the conversation he had inadvertently overheard and directed them to instruct their teachers that there must be no "spooning" over the telephone during school hours. He said:

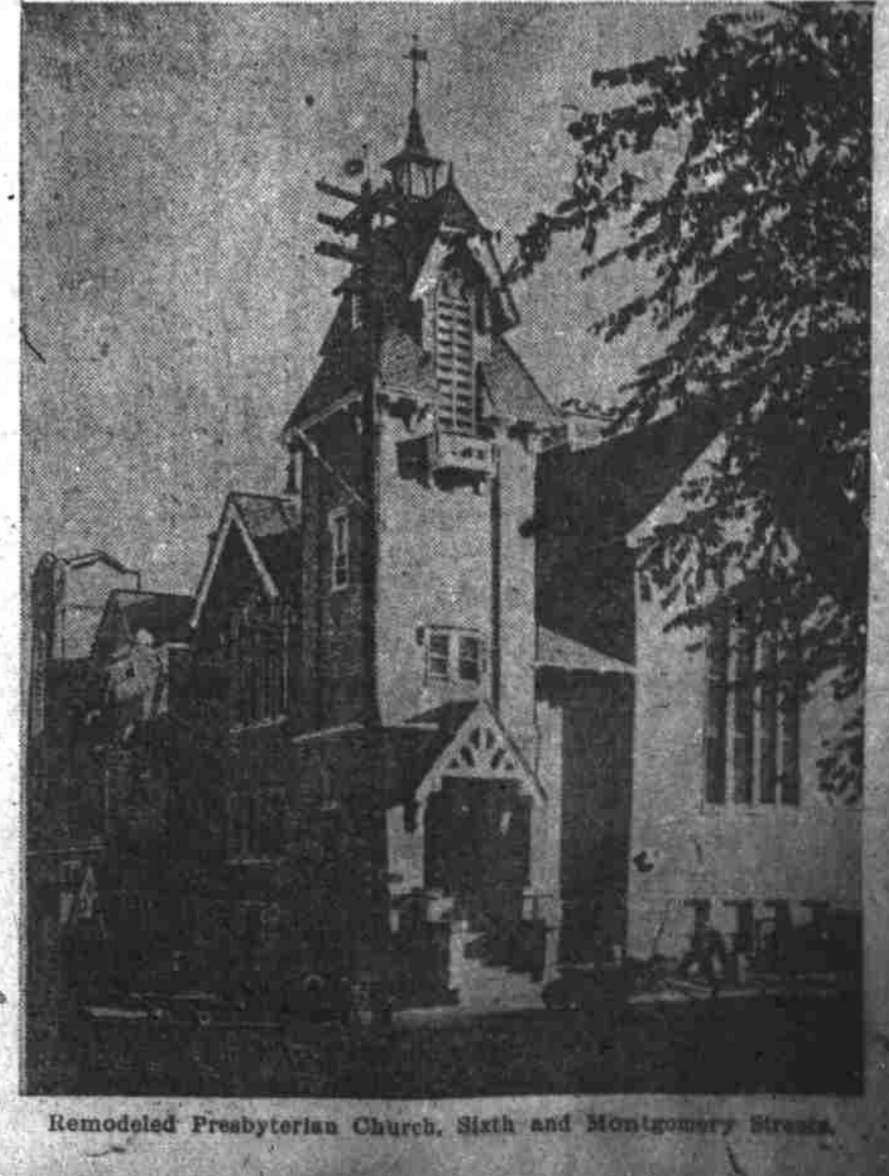
It is frequently necessary for me to communicate with many of the schools, and it is extremely aggravating to find the wires busy because of the love making by the teachers and their admirers. After school hours they may do as much of this as they like, it is none of our business then.

He also gave directions to Principal Wetzel of the high school to stop the practice of the young girls of that institution making frequent use of the telephone.

KILLS BIGGEST BEAR AFTER FIERCE CHARGE

(Special Dispatch to The Journal.) Utica, N. Y., Oct. 31.—After a brief but exciting combat last evening, Fred Erick Reeves, a guide, killed a 398-pound black bear, the largest one ever shot in the Adirondacks, so far as veteran guides can recall.

Reeves was traveling through the woods near the edge of a swamp from the road and about five miles from Tupper lake. He came upon the bear unawares on the edge of a swamp. Reeves was started at its immense size, but fired quickly and hit his game. The animal reared, and after biting at the wound started for the guide, who was about 100 feet away.



Remodeled Presbyterian Church, Sixth and Montgomery Streets.