

### MUCH FARM LAND ADJACENT TO CITY HAS NEW OWNERS

One of Most Important Deals of Week Is Purchase of 40 Acre Prune Orchard by Ira L. Ray.

A larger area of farm acreage adjacent to Portland and in the immediate Pugetland districts changed hands last week than has been reported for many weeks past.

One of the most important of these transactions was the purchase by Ira L. Ray of what is said to be the finest prune orchard in Clarke county, Washington. The property comprises 40 acres of full bearing Italian prunes. It formerly belonged to General John M. Bacon, who sold it to Mr. Ray for \$24,000, or \$600 an acre. This is the last of a large amount of prune acreage located near Vancouver and owned by General Bacon. Most of his holdings there he acquired a number of years ago, when land was cheap, and in disposing of his properties at the present prices he has realized a handsome fortune on his investments.

Through the agency of J. H. Shields, Peter Kleeman of Vancouver, Wash., has purchased from E. D. Mitchell a 65 acre farm located in the Tualatin valley, 14 miles southwest of Portland. The consideration involved was \$10,000.

**Highest Price Paid.**  
Over \$60,000 worth of farm lands in the Damascus country in Clackamas county has changed hands during the past few days. The largest single sale was that of the 132 acre farm of A. Hendrickson which was purchased by A. S. Ellis of Portland. Mr. Ellis paid \$34,000 for the farm, which is about \$275 an acre. The new owner will subdivide the tract into smaller holdings and later on put it on the market. This is the highest price ever paid for land in the Damascus district.

Other sales reported in that section was a 50 acre farm belonging to C. Chandler which was taken over by Portland investors for \$18,000.

The 53 acre farm belonging to John De Young was purchased by J. W. Shattuck for \$30,000. The Boring farm, one of the best known and richest tracts of agricultural land in the vicinity of Damascus, was sold at the rate of \$150 an acre.

Thomas A. Barlow of Victoria, B. C. has purchased the Foster farm located near McMinnville in Yamhill county. This holding comprises 625 acres, nearly all under cultivation. It was sold for \$22,500. It is understood that Mr. Barlow will retain the property as a permanent investment.

**\$14,000 for Tract.**  
F. W. Forger, the well known real estate man, has purchased the J. J. Meteler farm comprising 140 acres located in the foothills of the Chehalis mountains. Mr. Forger paid \$100 an acre for the property or \$14,000 for the tract.

W. J. Murphy of the Olds, Wortman & King store closed a deal last week for 160 acres located in Klickitat county on the line of the North Bank road. The property formerly belonged to J. E. Ellis and was sold for \$5000. The new owner contemplates setting a large portion of the tract to apples.

E. J. Daly reports the sale of 10 acres adjoining Council Crest to a local investor at the rate of \$1000 an acre. The property was transferred through the Hibernal Savings bank, which acted as trustee.

Two sections of wheat land in Sherman county was recently sold through J. O. Elrod for \$32,000. The property was purchased by A. J. McDaniel of Portland from C. S. Jerard. The land is all under cultivation and is one of the

### NEW REALTY COMPANY FORMED BY LOCAL MEN



H. A. Stiles, president of realty company.

The Cooperative Realty company is the name selected by several well known professional and business men who have recently embarked in the real estate business and whose offices will be in the new Railway Exchange building. H. A. Stiles, who has long been connected with the Columbia Trust company, is the president of the new organization. S. S. Wood, until recently with the Diamond Match company; C. A. Lamoreux, of the law firm of Lamoreux & Height; O. C. Graven, a local realty operator, and John E. Haviland, an experienced timber cruiser, together with Mr. Stiles, make up the officers and directors of the new company.

### WETHERBEE RAKES IN HANDSOME PROFIT

The irregular shaped plot at the southeast corner of Ford and Washington streets, which was purchased about 50 days ago by Dr. J. E. Wetherbee for \$26,000, was purchased yesterday by Oliver K. Jeffery, who paid Dr. Wetherbee a profit of \$11,000 on his deal. Mr. Jeffery will at once improve the property with a combination three story store building and apartment house, which will cost approximately \$40,000. Representing W. I. Turner, the owner, Broker J. O. Rountree has sold to an eastern investor the two story frame apartment house and 50 by 80 foot lot located at the southeast corner of Twelfth and Columbia streets, for \$21,500.

The American Flint Glass Workers' union will hold its national convention at Toledo, Ohio, on July 11.

choicest wheat growing tracts in eastern Oregon.

Through the same agency John Mikalo has sold to Dustin Avery 450 acres of wheat land located in Gilliam county for \$15,000.

### MONTH'S BUILDING OPERATIONS SHOW HEALTHY CONDITION

Activity Continues in Spite of Marked Decrease in Volume of Permits; Parochial Residence Among Authorized.

In spite of a marked dullness in the volume of building permits issued last week, June's total was well up toward the record in building construction. However, the number of permits issued during the week authorizing new residences showed no perceptible decline when compared with the totals for the previous weeks in the month.

Among the more important developments of the week in the residence building line was the continued activity of T. G. Anderson, the house builder, as was shown by his applying for permits for five new dwellings to cost \$3000 each and to be erected on East Forty-fifth street, between Sandy road and Hancock streets. Mr. Anderson is one of the most extensive speculative builders now operating in Portland. His

operations have been largely confined to the high priced district, between Irvington and Rose City Park.

Permits were issued last week authorizing the erection of six handsome homes, valued at from \$1000 to \$1000. The finest of these structures will be erected by Helen J. Tomlinson on Lovejoy street, between Marcla street and Cornell road. It is to be a two story building and will cost approximately \$7500.

Another residence permit issued last week provides for the expenditure by S. F. Parish of \$7000 in building a home on East Eleventh street, between Oak and Pine. It is to be a two story frame structure of modern architecture and handsome interior finish.

**Will Cost \$7000.**  
John Dellar also took out a permit last week for a new \$7000 dwelling. The house is to be the regulation two story frame residence and will occupy a full lot on Northrup street, between Twenty-fifth and Twenty-sixth streets.

E. H. Greenough took out a permit last week for a handsome new dwelling which he plans to build on East Eighteenth street, between Thompson and Spruce. It is to be of frame construction, two stories high and will cost \$6000.

A permit was taken out last week for another of the many attractive homes which dot all of the north half of the Ladd addition. The structure will be erected by A. C. Emery on Elliot avenue, between Birch and East Sixteenth streets and will cost \$4000.

W. L. Brewster has taken out a permit authorizing the alteration and repair of his dwelling located on Lovejoy street, between Twenty-fourth and Twenty-fifth streets at a cost of \$4000. At the corner of East Fourteenth and Madison streets, C. L. Tomlinson has begun the erection of a four series, two story frame flat building. The per-

mit which was issued last Wednesday authorizes the expenditure of \$8000.

A modern flat is to be erected by Mrs. Emma Williams on Seventh street, between Market and Clay streets at a cost of \$8000. The building will be a two story frame structure and will cost \$6000.

C. L. Thayer of 57 Division, took out a permit last week authorizing the building of a one story frame cottage at the corner of Clinton and Reservoir streets, which will cost when completed \$3000.

**New Parochial Residences.**  
On Milwaukee avenue, between Duke and Claybourne streets, G. W. Lauder is preparing to begin the erection of a two-story frame dwelling. The permit authorizing its erection at a cost of \$2500 was issued last week.

Barstein & Cohen have begun the erection of a one story frame store building at Twenty-second and Thurman streets which will cost approximately \$1000.

Architect A. H. Faber has prepared plans and specifications for a large parochial residence to be erected for the rector of St. Francis parish on the lot adjoining the cathedral on East Eleventh street, between East Oak and Pine streets. The ground dimensions of the building are to be 47 by 55 feet and it will have a height of 2 1/2 stories and contain 18 rooms. The exterior walls will be white magnesia on metal lath. The design is of the Gothic type, similar to that of the cathedral. Its estimated cost is \$7500.

**One of the Prettiest Bungalows.**  
What will be one of the prettiest and most expensive bungalows ever built in Portland is to be built by John Veason on a quarter block at the corner of East Nineteenth and Stanton streets.

The design is of the mission type of architecture, something altogether new in Portland bungalow. It will be finished in selected fir and Philippine mahogany. It will cost between \$6000 and \$10,000.

H. C. Bruening has commissioned a local architect to get up the design for a two story, 1 room colonial type residence to be erected on Williams avenue, near Killingsworth. The structure will cost about \$4000.

M. Lohmuller is preparing to begin building a 1 1/2 story, 1 room residence on Patton road, Fortland Heights. The house will be modern in every particular and will cost \$5500 to \$6000.

Architect and builder, F. A. Carlender is preparing plans for five handsome residences, which he will build this summer in Walnut park. Mr. Carlender recently sold his Walnut park residence to a Texas lawyer—who will occupy it as a home—and will soon begin the erection of another dwelling for his own use, which will be one of the handsomest houses in Walnut park.

### MEETING HAS GOOD EFFECT ON TOWN BOYS

As the result of a sentiment for good behavior, created at a banquet given by A. V. Fine last week, the young boys of Woodstock are now among the most orderly of any in the city. Mr. Fine is noted for the great amount of boasting which he has always done for civic improvements and everything else beneficial.

The banquet was given in the Woodstock hall, and all the lads of the community were invited indiscriminately. One hundred and twelve took advantage of the opportunity to attend the dinner. They averaged between the

ages of 10 and 20, and were representatives of the class seen loitering on the street corners.

Boys of the neighborhood have been in the habit of tearing down signs and committing other pranks annoying to the residents. Fine conceived the idea that it would be better to invite all the lads of the community to a function, show them a good time and talk things over openly instead of concerning them in the usual way. The boys responded willingly, and the result, as hoped, is that the community is now practically free from the previous annoyances due to the "kid" element.

The boys of St. Johns have a reputation for tearing-up things, and the boys of Woodstock are now endeavoring to set them a good example.

### BUILDING'S FOUNDATION WILL COST \$20,000

The second permit connected with the new Selling office building at Sixth and Alder streets was issued last Thursday, authorizing the building of the concrete foundation at a cost of \$20,000.

Architect H. J. Hefty has awarded the contracts for the erection of a four story brick hotel on the west side of Twelfth street, between Stark and Washington. The concrete and brick work will be done by Freeburg brothers, who have also secured the same contracts on the Whitney-Grey building, which is to be erected on the lot at the southwest corner of Twelfth and Stark streets.

### Banff Hot Springs

The Canadian Pacific makes a rate of \$25, Portland to Banff and return. Tickets good to October 31, with stopovers. A trip worth the while.

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