

### LARGE BLOCKS OF OREGON ACREAGE CHANGE HANDS

800 Acre Tract Near Sheridan, Polk County, Sold to Portland Syndicate for \$70,000—Other Deals Made.

Several large blocks of Oregon acreage changed hands last week, one 800 acre tract located near Sheridan in Polk county was sold to a Portland syndicate for \$70,000; 200 acres located near Monmouth was purchased by a Nebraska man who came to the coast in search of a mild climate, while a large number of small holdings were taken over by new comers and local people.

The following are among the more important sales reported from points outside of Portland.

Eight hundred acres of choice Polk county land was bought last week by the Brong-Steele company, of Portland, for a consideration of about \$70,000. The land is situated five miles south of Sheridan and about four miles from Willamina. The farm is known as the Buford Stone place and comprises the original donation land claim of Mr. Stone's father, with some adjoining acreage that he purchased.

It is the intention of the company to cut the farm into tracts of 40, 20 and 10 acres.

The Monmouth Real Estate company last week closed one of the largest land deals they have made for some time, when they sold to a Mr. Palmer, of Nebraska, 200 acres north of Rickreall. The consideration was over \$12,000. Mr. Palmer is tired of the severe climate of the east and wants to spend the rest of his life in a country where he can be comfortable.

R. A. Millstone, land of Wisconsin, has bought a half section of land near Sweet Home, at \$2.50 per acre. Mr. Millstone's family is now in Portland, but will come up in a few weeks and take up their residence on the newly-acquired farm.

An orchard sale of unusual interest was consummated Wednesday of last week, when ten acres of the Sprout orchard, Hood River, was sold to W. C. Keck, through the agency of G. Y. Edwards & Co. The purchase price was \$18,000. Mr. Keck was a banker residing at present in Nebraska, but will build on his property and it is said come here to live.

This is a part of the orchard from which Mr. Sprout sold 10 acres last fall to E. W. Hart and for which he received the spot cash price of \$18,000. The ten acres are also a part of the orchard from which Mr. Sprout picked his carload of Spitzenbergs last fall that took the blue ribbon at the Spokane apple show. A large part of the apples were picked from the part purchased by Mr. Keck.

Henry W. Rogers, according to a deed just filed for record, is the purchaser of 4.9 acres of land near Freewater, from A. M. and Martha Eham, paying \$2500.

C. H. Brown has sold his ranch of 900 acres south of Sutherlin, in Douglas county, to the Luse Land & Development company. The price is said to be about \$45,000. He will have an auction sale of stock and implements the latter part of the month.

Twenty-four thousand dollars is represented in the transfer of 278.74 acres of land two miles north of Adair, near Eugene, from Eugene C. Sanderson to the Eugene Bible University.

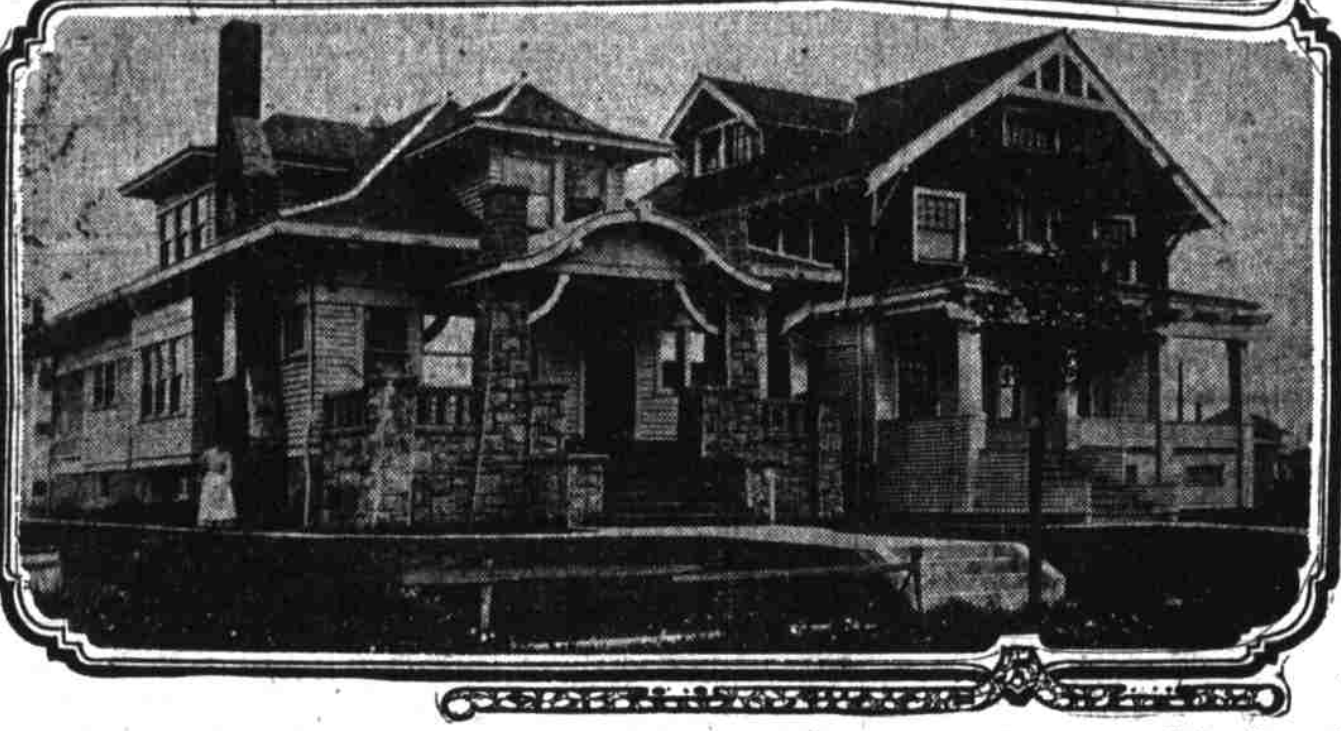
The sale of the northeast quarter of the southeast quarter of the southeast quarter of section 33, township 4, north of range 29, located near Starfield, has been recorded. The Inland Irrigation company makes the transfer to Sylvanus Smith, Jr., the consideration being \$1600.

The Western Land & Irrigation company has sold the south half of the southwest quarter of section 31, township 4, north of range 28, to James Van Slyke for a consideration of \$5000.

W. C. Thompson, who for the past three years has been a resident of Milton, last week sold his home place to H. W. Rogers, of Elgin, Or. Charles Rogers, son of the late purchaser, will reside on the place. Mr. Thompson will not leave the valley, but expects to purchase another place near here.

Grant Taylor, of Winchester, has sold his beautiful 500 acre farm, situated near Winchester, to J. B. Stobin, of Jefferson, and James Robinson, of Oakland. The consideration is not made public. The new owners have already assumed control of the property and expect to plant about 40 acres to potatoes during the next few weeks. The Taylor ranch is considered one of the most productive properties in the

### TYPES OF NEW HOUSES IN LADD'S ADDITION.



Upper picture—Residence of Frank C. Tilley, 615 Elliot avenue. Center—A. C. Mowery, Sixteenth and Poplar streets. Lower—George Safford, Ladd avenue.

### SAYS SKYSCRAPERS ARE UNSIGHTLY

Contrast Between High and Low Buildings Unpleasing, Asserts W. H. Chapin.

"I don't like these skyscrapers. Instead of improving the looks of a city they positively detract from its appearance," said W. H. Chapin, president of the realty board as he and a Journal reporter stood on a downtown corner and tremblingly watched a window cleaner clinging to the seventh story of a big office building.

above the street, surrounded by hundreds of medium height buildings and I contend that the picture is neither pleasing to the eye nor good for the city.

"If we had continued to grow in a natural way, with buildings from six to eight stories—such as our streets were intended to take care of—we should now have a business center stretching at least two blocks further in every direction. We should have had a handsome city and more evenly balanced values—more property worth \$3000 a front foot and less worth \$5000.

### PORTLAND STANDS FIFTH IN UNION BUILDING RECORD

Showing Better Than That of Any Pacific Coast City—Table Indicates Condition in 42 Cities of Nation.

Portland stands fifth among the cities of the country in the volume of new construction authorized during the month of April.

Every large Pacific coast city showed decreases from April 1910. Portland however, shows the least decrease of any coast city, the falling off amounting to 9 per cent. Declines in other coast cities were: Los Angeles, 51 per cent; Oakland, 57; San Francisco, 12; Seattle, 35; Spokane, 43, and Tacoma, 26.

Official reports from 42 cities covering the entire country, as compiled by the American Contractor of Chicago, show a loss in new construction for the month as compared with the figures for the same period one year ago of 17 per cent. Practically all the cities in the country showing increases are located in New England or the north.

Table showing building volume for April 1910 vs April 1911 across various cities like Atlanta, Baltimore, Birmingham, Buffalo, Chicago, Cincinnati, Cleveland, Dallas, Denver, etc.

Totals \$62,615,620 \$76,197,371. No very large decreases are shown, the cities in the middle west and upper Mississippi valley suffering the heaviest declines.

### MORNINGSIDE HAS BOOM IN BUILDING

Between 15 and 20 Residences Are Now Under Construction There.

Morningside Addition, on the west slope of Mount Tabor, is just now the scene of active building operations. Between 15 and 20 residences are now under construction, while plans are rapidly developing for the building of as many more. Most of the houses are being erected for home builders, although investment builders are interested to some extent in the development of the addition.

T. G. Anderson, the Los Angeles bungalow builder, is putting up three bungalows on East Seventy-first street, immediately north of Stark street. Adjoining the Anderson bungalows is a modern seven-room house under construction by Contractor J. P. Kellner. The contracting firm of La Mont & Welch has recently completed two attractive cottages facing East Sixty-ninth street, north of Stark.

All of the houses formerly used by the Crystal Springs Sanatorium, have been moved to new locations and transformed into up-to-date dwelling houses. C. C. Craig, manager of Morningside for Hartman & Thompson, reports a spirited demand by home builders for sites in this addition.

# Why Should You Throw Away \$100?

## The First Six Home Builders in OBERLIN

Will each be given \$100 off from the price of their lots. Why not be one of them? OBERLIN is a 30 minutes' car ride from the business center and is one of the most beautiful tracts in Portland, with fine shade trees, splendid view, graded streets and water.

Positively the Last Close-in \$500 Lots. No interest. Taxes paid for two years.

### THE FRED A. JACOBS COMPANY

The Homebuilders' Friend. Fred A. Jacobs Co. 138-146 Fifth Street, Portland, Or. DO IT NOW. Please send me full particulars of your special offer of \$100 free to first six home-builders in Oberlin.

### MY BUSINESS IS WHOLESALING PLUMBING AND STEAM SUPPLIES

NOW LISTEN: I sold over 11,000 "Faultless Toilet Combinations" in the past three years, with practically no claims for defects. It's impossible to beat this record—doesn't matter what you pay for the closet.

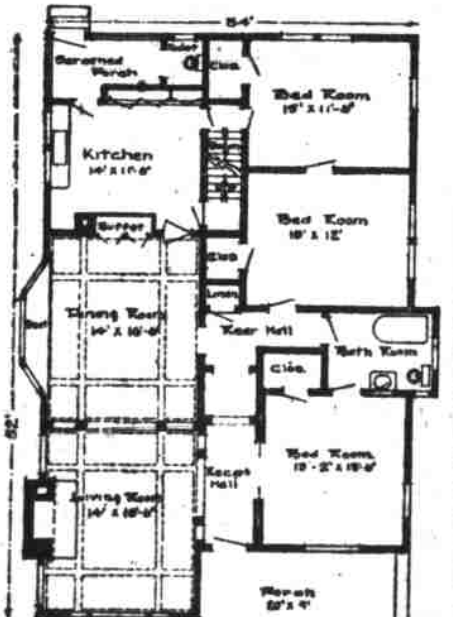
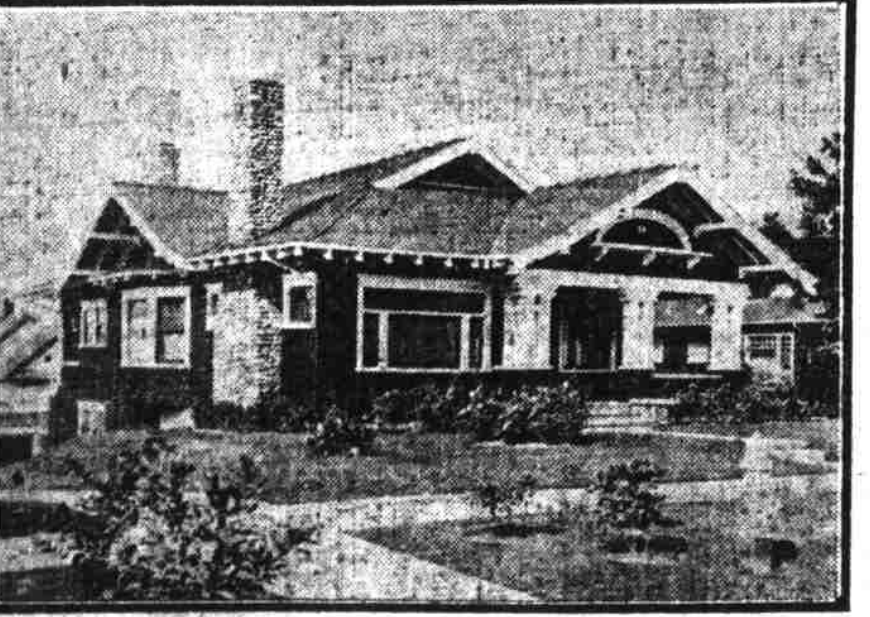
Now, then, the quality being assured, there is another good reason why the "Faultless Toilet Combination" is so popular—it's because the price is so reasonable. They cost very little more than those cheap, noisy kinds. Doesn't cost any more for the installation. There you are—a good job, no further trouble.

- How to know you are getting the "Faultless": The tank has a glass ball and float. The seat is marked "Bull Dog." The bowl vitreous.

Insist on your plumber installing this toilet and your plumbing bills for toilet repairs will be the minimum. Call at my sample room and inspect these toilets under water pressure and in all kinds of beautiful wood finishes.

Sample room centrally located—84-86 Front St. M. L. KLINE. Phones Main 517, A-2517.

### A Moderate Cost Home With Many Attractions



This is a "Plan Shop" bungalow built in the north. It has the characteristics of the southern California bungalow, but its construction and detail have been adapted to the colder climate. The cobblestone chimneys, the rough siding stained a warm brown with the green roof and heavy timber work are traditional features of this most interesting

type of American homes. The interior affords plenty of room and is all convenience. The living and dining rooms are practically one, being separated by an arch that is full width of the rooms. Each room has ceiling beams. The fireplace is built up of cobblestone and has bookcases at either side. The buffet has art glass doors and a plate glass mirror above counter shelf. Additional rooms can be finished on the second floor. Finished with parquet floors and heated with a hot air furnace, this house can be built for \$4300. Complete working drawings and specifications \$50.

W. J. Clemens General Insurance, Liability and Bonds. SPECIAL GASOLINE LAUNCH INSURANCE. Room 2 Commercial Club Building Main 694 A-1497

THE PLAN SHOP PUBLISHERS AN ARTISTIC BOOK OF ORIGINAL BUNGALOWS. Each conception is specially prepared for the northern climate. A NATIVE OF CALIFORNIA, the designer has imbibed the spirit of the true bungalow art, not only from association but also by experience in actual construction. The book has 64 pages, profusely illustrated with color plates, half tones, sketches and floor plans. It is bristling with interest and suggestions for the builder of a suburban cottage or city residence. PRICE \$9.00. On sale at The J. K. Gill Co., Third and Alder, and the Oregon News company, 329 Morrison street, Portland. THE PLAN SHOP is prepared to render architectural service on any class of residence. Write for our SPECIAL Sketch Offer. ROLLIN S. TUTTLE, Architect 630-631 Andrus Bldg. Minneapolis, Minn.

House Plans \$10 and Up. THESE PLANS ARE COMPLETE WITH SPECIFICATIONS. They contain all the latest built-in features, special attention having been given to beautifying the exterior as well as the most comfortable interior arrangements. James' Plannery Phone Main 3970 701 Board of Trade Bldg.