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

The Monmouth Real Estate company land deals they have made for some time, when they sold to a Mr. Palmer, of Nebruska, 200 acres north of Rickreall. The consideration was over \$12,-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.

B. A. Milistone, late of Wisconsin, has bought a half section of land near Sweet Home, at \$32.50 per acre. Mr. Millstone's family is now in Portland, but will come up in few weeks and take up their residence on the newly-ac-

An orchard sale of unusual interest was consummated Wednesday of last week, when ten acres of the Sproat orchard, Hood River, was sold to W. C. Keck, through the agency of G. Y. Edwards & Co. The purchase price was \$18,500. 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. Sproat sold 10 acres last fall to E. W. Hayt 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. Sproat picked his carload of Spitzenbergs last fall that took the blue ribbon at the Spo-kané 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 6.9 acres of land near Freewater, from A. M. and Martha Elam

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 \$65,000. He will have an auctien sale of stock and implements the latter part of the month.

Twenty-four thousand dollars represented in the transfer of 278.74 acres of land two miles north of Adams, 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 of range 29, located near Stanfield, has been recorded. The Inland Irrigation company makes the transfer to Sylvanus Smith, Jr., the consideration being \$1000.

The Western Land & Irrigation company has sold the south half of the southwest quarter of section 31, township 4 north, range 28, to James Van Blyke 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 Eigin, 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 Winchster, has sold in the valley road to Merrill, about 10 miles from this city.

Mr. McReynolds has leased the farm Jefferson, and James Robinson, of till fall, and will harvest the crop now The consideration is and expect to plant about 40 acres to potatoes during the next few weeks. The Taylor ranch is considered one of 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.

county and will no doubt render its owners a handsome profit.

Another large sale of Umatilla couny wheat land has been placed upon the records at the court house. By a deed recorded yesterday noon, Eugene C. Sanderson and wife transfer to the Eugene Bible University the southeast quarter of section 25, township 5, lots . 4 and the south half of the northwest quarter of section 2, township 4 all north of range 84, consisting of

The consideration

Through the Home Realty company deal has just been closed whereby R. E. Smith, a recent arrival from J. A. McReynolds, near Klamath Falls. The tract consists of 147 acres, located

\$24,000. Mr. Sanderson is president of

the institution to which he transfers

his land.

not growing. After that time he has no The new owners have definite plans made as yet. Mr. Smith already assumed control of the property has decided to reside in Klamath Falls, in the residence on Sixth street, which

he purchased some time ago. Journal Want Ads bring results.

A Moderate Cost Home With Many Attractions

Low Buildings Unpleasing, Asserts W. H. Chapin.

"I don't like these skyscrapers. In stead of improving the looks of a city they positively detract from its appearance," said W. H. Chapin, president of and tremblingly watched a window "Not long sine

cleaner clinging to the seventh story of a big office building. "Here in Portland," continued opular broker who directs the affairs of the local realty board, "we have a dozen or so of these tall structures, rearing their heads from 100 to 225 feet

above the street, surrounded by hun dreds of medium heighth buildings and contend that the picture is neither pleasing to the eye nor good for the

"If we had continued to grow in 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 hand Contrast Between High and somer city and more evenly balance values-more proprety werth \$3000 a front foot and less worth \$5000.

"In place of a comparatively restricted with four to eight story buildings. All could have had a fair share of light and air. It would not have left a small portion of the city so valuable that the rents in some buildings would be prolibitive, while owners of others, only the realty board as he and a Journal a few blocks away are not so sure of

"Not long since I heard a local merchant register a strenuous kick over the high rents demanded by Washing-I said to ton street property owners. him that it was a good thing for Portland that rents on Washington street are rapidly getting beyond the reach of shopkeepers as it would force them to seek quarters on other streets, there by extending the retail district and ultia wider business area.

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 ecreases 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, 53, and Tacoma,

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 south. The pricipal gains were made as fol-lows: Dallas, 188 per cent; Detroit, 70; Hartford, 44; Knoxville, 92; Little Rock, 81; Louisville, 77; Manchester, 112; Memphis, 73; Salt Lake City, 39; Toledo, 67; Worcester, 108.

Table Gives Figures. The following table gives full par-

The Tonov	Attig (aut	e Kries	out ber
ticulars:	162	5 22	1
	April,	April,	ore diverse
	1911.		er Cent
City.	Cost.	Cost. C	lain Loss
Atlanta\$	852,363	1.111.177	23
Baltimore .	1,138,777	1.802,310	36
Birm'ham	197,690	367,428	46
Buffalo	918,000	875,000	6
CALL.	8,581,100	7,837,200	9
Chicago	960,730	1,179,885	13
Cinci'ati	1 460 020	1.711.165	
Cle'land	1,460.939		
Dallas	1,158.220	401,565	188
Denver	602,2_3	1,184,500	
G'd Rp'ds .	181,137	213,862	15
Hartford .	825,835	572,945	44
In'opalis .	659,560	721,918	8
K. C	1,078,514	1,823,830	41
L'e Rock .	223,686	123,102	81
Los An'es	1,613,485	3,360,577	51
Lou'ville .	526,450	296,559	77
Man'ster .	389,645	160,005	112
Memphis .	656,115	349,967	78
Mil'kee	1,301,967	920,464	41
	768,575	1,828,419	
	205 620	763,608	E 6
N. Haven	305.639		
N. Orleans	283,353	408,068	
Man'tan1		15,891,311	10
Brooklyn	3,379,155	4,300,100	21
	1,767,530	5,637,325	68
New York 1	9,341,882	25,828,736	25
Oakland .	684,519	1,621,423	57
O'la. City .	451,205	481,885	6
Omaha	685,203	583,005	17
Phil	3,640,820	4,589,300	26
Pittsburg .	962,578	1,280,690	21
	1,816,940	2,014,777	9
	1,076,559	1,439,147	25
Rochester .		9 996 995	
	1,724,229	2,326,886	
8. L. C	490,400	350,450	39
8 Antonio	163,211	685,248	76
	1,882,158	2,145,020	12
Seattle	902,000	1,389,005	• 53
Spokane	408,110	873,169	* 53
Tacoma	157,860	215,142	26
Toledo	446,382	267,417	67
Worc'ster	719,935	344,963	103
		-	
Totals .\$62	2,615,620 \$	76,197,371	
44			THE RESERVE TO SECURE A SECURE ASSESSMENT OF THE PERSON OF

No very large decreases are shown, he cities in the middle west and upper

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 un-der construction, while plans are rapidly developing for the building of as retail center, we should have had half many more. Most of the houses are be-a dozen or more fine business streets ing erected for home builders, alwith prosperous stores on as many or though investment builders are interest-more cross streets, all solidly built ed 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. Adoining the Anderson bungalows is a modern, seven room house under construction by Contractor J. P. Kellaher. The contracting firm of La Mont & Welch has recently completed two at-tractive cottages facing East Sixtyninth 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 by extending the retail district and ulti-mately balancing property values over sted demand by home builders for sites in this addition

A-1497

You Throw

Should

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** Fred

The Homebuilders' Friend 138-146 Fifth Street, Portland, Or.

DO'IT NOW

Portland, Or. Please send me full particulars of your special offer of \$100 free to first six homebuilders in Oberlin.

A. Jacobs Co.

138-146 Fifth Street,

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.

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Phones Main 517, A-2517

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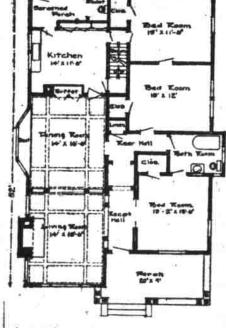
BUNGALOWS

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 50 CENTS. On sale at The J. K. Gill Co., Third and Alder, and the Oregon News company, 329 Morison 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 Minneapolis, Minn.

This is a "Plan Shop" bungalow built | type of American homes. in the north. It has the characteristics affords plenty of room and is all conof the southern California bungalow, venience. The living and dining rooms but its construction and detail have been are practically one, being separated by adapted to the colder climate. The an arch that is full width of the rooms. cobblestone chimneys, the rough siding Each room has celling beams. The fire-stained a warm brown with the green place is built up of cobblestone and nace, this house can be built for \$4300. roof and heavy timber work are tradi- has bookcases at either side. The buf- Complete working drawings and specifi-

tional features of this most interesting fet has art glass doors and a plate cations \$30.



glass mirror above counter shelf. Additional rooms can be finished on the second floor. Finished with parquet Finished with parquet