

# HOOD RIVER LAND TRANSFERS HOLD LEAD FOR WEEK

### Deals in Outside Property Show That Fancy Prices Paid for Orchard Holdings Before, Still Prevail.

Hood River Orchard land was again the favorite last week with investors in Oregon property. Several important transfers in the Willow Flat district were reported at figures which showed that the fancy prices paid for Hood River holdings for some years back is still maintained.

Willow Flat orchards in the Hood River valley were again active in the realty market last week and several fine tracts changed hands. J. Farrell brought the Job Shepard 40 acres, one of the finest tracts on the Flat.

The price paid for the Shepard tract, while not made public, is known to be a high figure, although not more than the place is well worth. Mr. Shepard came here a few years ago, and by hard work and intelligent methods, brought his orchard to a high state of cultivation.

Another sale was 40 acres belonging to Burt Van Horn, to T. A. Decker, who has had charge of the holdings of Mr. Van Horn for several years. This sale closes out Mr. Van Horn's interests in real estate in the valley entirely. The latter has not parted with his holdings at Hood River through any dissatisfaction, but because he is retiring from the apple business. He has also recently sold most of his big orchard interests in New York and expects to spend a year traveling on a pleasure trip.

Job Shepard has sold his valuable property in Willow Flat in Hood River county, consisting of 28 acres, for \$21,000. The purchaser is an eastern man and he expects to build a fine residence and make this his home. The same gentleman also purchased of George Shepard 20 acres adjoining the above property at a consideration of \$4000. Mr. Shepard, Sr., is undecided whether he will remain in Willow Flat, where he owns other property, or locate elsewhere. The numerous friends of the family hope they will remain near Odell.

Thomas Bailey, of the Bailey grocery, has sold 100 acres of his farm five miles southwest of Junction, in Lane county, to C. E. Bailey, of Junction. Tom has all his farm land, or about 260 acres, still left, the most of that sold being pasture land.

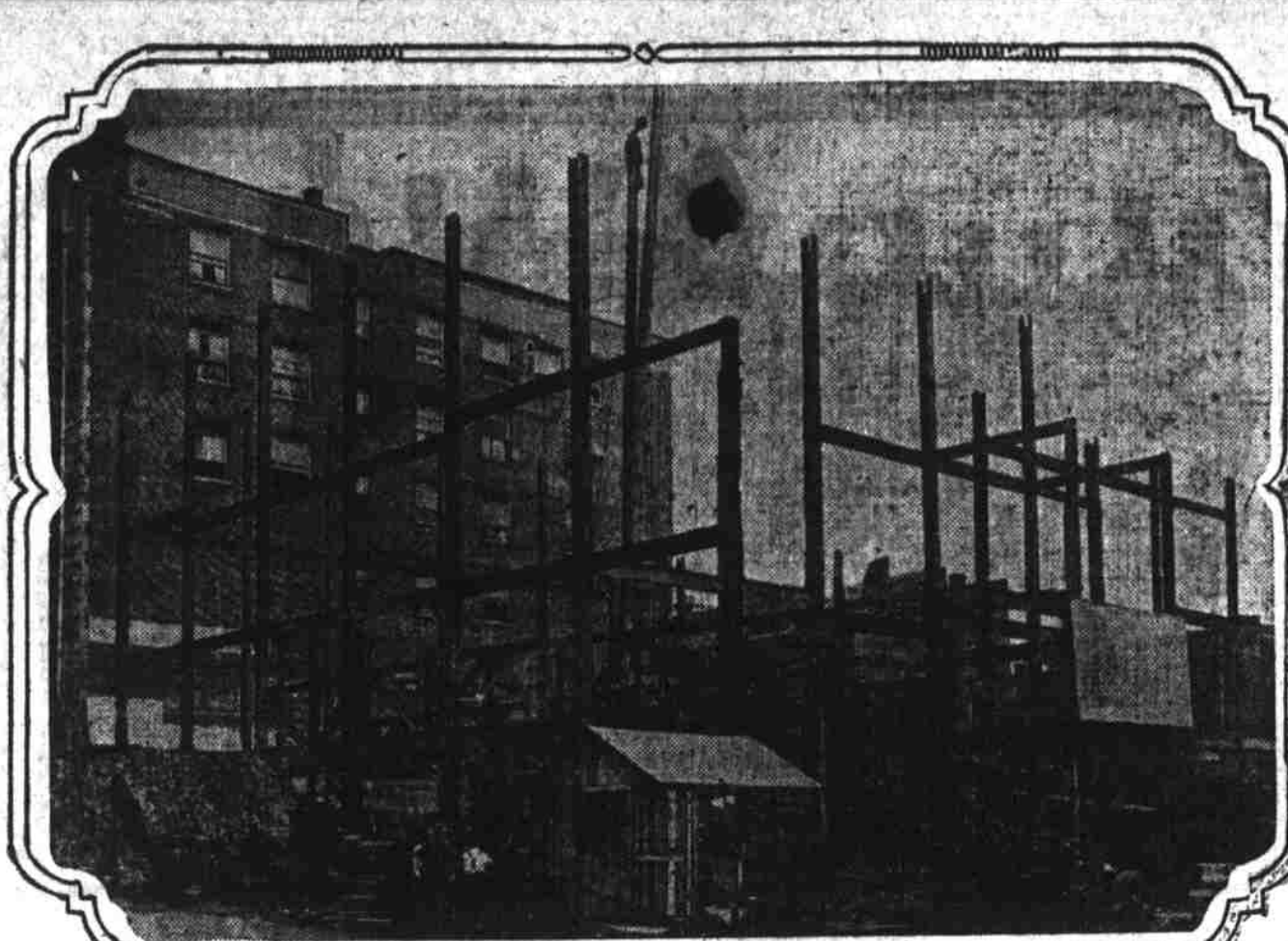
S. M. Couey of Albany has sold his farm of 65 acres near Spicer to Mr. Bell, recently from Nebraska, for \$100 an acre. Mr. Couey expects to move to Portland for a while, a son of Mrs. Couey being in business college there.

A real estate deal of considerable importance has been made during the past few days by the Western Exchange, which sold 400 acres of fruit and farm land, three and four miles south of Eugene, to five Seattle men, for prices averaging over \$65 an acre, making the total consideration over \$26,000. The purchasers, whose names are withheld for the time, were in the city this week, looking over the property, and being satisfied closed up the deal. A crew of surveyors was sent out there today and began cutting the tract into acreage. It will be put on the market for fruit raising and truck gardening. It is land of an unusually good quality for fruit raising.

Engineer L. C. Rogers is engaged in platting the Sunflower dairy farm on the Lewis and Clark, in Clatsop county, belonging to Frank Busch, and in a short time the entire property will be offered for sale. The farm implements and herd of fine Dutch belted cattle.

A. A. White is doing things up in the Cascade country. He has founded a town to be called White City somewhere above Cascadia, and White Springs will be the name of the mineral springs at the place. The place is declared to be an ideal one in a neat little valley near the old toll gate, three miles from Cascadia. Mr. White has bought considerable property, it is said, and is in a position to make things go.

Many small farms are being carved out of the territory lying east of the second Sandy bridge north of the Base Line road. About 500 acres have been sold out in 10 and 15 acre tracts at prices ranging from \$75 to \$185 per acre. Another large tract, known as Banner Acres, has also been sold out and the whole country is being developed to such an amazing extent that it will soon be one of the thickly settled sections of eastern Multnomah. Investors are seeking opportunities over there and are offering big money for whole farms. Charles Nielsen was lately offered \$15,000 for his farm of 150 acres.



Putting up the steel frame of Pantages new theatre at the northwest corner of Seventh and Alder streets, the former site of the Lyric. The building is to be a typical playhouse, of fire proof construction, and will be used exclusively for vaudeville.

of which only 40 acres are in cultivation

S. L. Scroggins this week purchased Charles Draube's 63-acre farm, two miles west of Sheridan, the consideration being \$7000. Mr. Draube expects to invest in more land in this or Polk county.

Walter Roswurm, the real estate man, reports the sale of the Elvie Jacobson tract, consisting of 74 acres and situated north of Buxton, to J. M. Kennedy, of Holbrook, Multnomah county.

M. Lemmer has sold his farm of 100 acres a few miles southeast of Lebanon, to R. E. Schram and wife, consideration, \$6500. Mr. Lemmer and family have moved to this city.

Forty acres belonging to the McCulloch ranch, about 2 1/2 miles north of Ontario, has been sold to Nellie S. Thorne, of Iowa. The 40 sold is on the north end of the ranch and is unimproved sagebrush land, but has a perfect water right. Brown & Taylor made the deal, the consideration being \$3800. The purchase was made for Miss Thorne by W. W. Cox before he left Ontario.

One of the most important real estate transfers of the season was recorded Tuesday when J. A. French, a well known Enterprise resident, purchased the E. O. Makin farm on Prairie Creek, paying \$27,000 therefor. The farm consists of 720 acres, 400 acres being under irrigation. The place is well improved and has excellent buildings. The purchase price includes 14 shares in the Farmers Ditch company. As a part of the purchase price Mr. Makin took the French residence property in this city at a valuation of \$6000. Mr. French is leasing a lease on the same for a period of two years. Mr. Makin gives immediate possession of the farm.

Another deal reported today was the sale of the Curtis E. Sanford farm to Henry R. Derenleau. The Curtis farm consists of 160 acres of tillable land and is well improved. The crop was not transferred and will be harvested by the original owner. The price paid was \$4800, or \$30 per acre. The price received by Mr. Sanford for his quarter section is somewhat remarkable when it is considered that he filed a homestead entry on the land less than six years ago. The land is situated five miles north of Enterprise.

Chris Christenson, a new arrival from Chicago, after visiting all sections of Oregon, decided to take up his residence at Woodburn. He purchased a 16 1/2-acre tract of choice fruit land from John Loser, about three-quarters of a mile from the city limits of Woodburn and will improve it and plant part of it to fruit. He will build a fine \$3000 residence on the property at once.

Mayor to Sign Ordinance. (United Press Leased Wire.) Los Angeles, Cal., July 22.—Mayor George Alexander announced today that he would sign the ordinance permitting peddlers and hucksters to cry their wares between 8:30 a. m. and 5:30 p. m.

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# REALTY HOLDINGS BEING IMPROVED, INVEST MILLIONS

### More General Construction Work in Progress Now Than at Any Time in Past Five Years.

That these owners and operators in Portland realty who ordinarily cut more or less of a figure in the market are engrossed with improving their holdings and that this condition is largely responsible for the inactivity in high grade property, is the opinion expressed by a number of the clearest brokers on the street. A look about town, in almost any quarter, will convince the casual observer that this must be true.

There is no denying that there is more general construction work in progress in Portland than at any time in the past five years. This will not hold true, however, with the central business section of the city, but it is true when the greater portion of the west side and the near in east side are considered.

In other words, capital that heretofore has found its way into real estate investments is being diverted to new construction. One of the best posted architects in Portland said last week that there is more building in progress

landers are this summer literally putting millions of dollars into new constructions. That such a condition could affect seriously the market in the more expensive downtown properties is no more than natural.

Activity in residence property furnishes a notable contrast to the prevailing quiet in all other classes of realty. In residence districts, lots and homes are changing hands continuously and without any apparent falling off in numbers. The people of Portland are buying to satisfy their wants for homes. As a usual thing, these people are not the moneyed class that buys the higher grade, near in holdings or that build in that district, and this of itself tends to prove the assertion that the men of large means are paying more attention to improving their present holdings than they are to acquiring additional property.

One of the best posted brokers in town declares, however, that he sees an improvement on the horizon, not that it is here but that it is coming and coming soon. He says that for its months past it has been impossible almost to interest men in any piece of property who heretofore were known to be constantly in the market for an investment, but that now he notices a return of interest among several forms or heavy investors who are looking into various offerings with the avowed purpose of investing, provided prices meet their ideas of values.

Suburban properties of all kinds are in good demand, especially country home sites and small acreage tracts in the immediate vicinity of suburban carlines. This might be expected, for the summer season is the time when people get out of town and become attracted by the delights of country life. The electric lines afford in all the picturesque country surrounding Portland.

# BURLINGTON'S STREETS WILL BE IMPROVED

By the time the work of dredging the channel of Willamette slough at Burlington is completed, Portland's new industrial suburb will have many modern improvements. With the channel dredged an additional six feet there will be approximately between 25 and 26 feet of water at Burlington, which, it is thought, will safely float the largest vessels that cross the Columbia river bar.

While the work of dredging is progressing during the next 60 days, the streets will be improved, which will include grading and sidewalks. The electric light plant is already installed, and water is ready to be turned on.

With the improvements completed at Burlington, North Plains, the metropolis of the rich Tualatin valley country, will be only 13 miles from deep water shipping. The products of the mill and forest from that section of Oregon will find water transportation as well as real transportation adequate for all time to come.

Tributary to North Plains, and directly on the route of the United Railways from Portland to the sea, are more than 100,000 acres of fertile soil and 2,000,000,000 feet of standing timber. This vast timber belt alone offers room for sawmills and shingle and tie mills.

# UNION COUNTY FRUIT RANCH BRINGS \$40,000

R. F. Bryan, representing W. D. Jellison, the owner, has sold to Charles R. Eastman of the White Motor Car company, and George A. Steele, a 240-acre fruit ranch located near La Grande, in Union county. The consideration involved in the deal was in the neighborhood of \$40,000.

Nearly half the tract is set in bearing apple trees of standard varieties. The remainder of the tract is under cultivation. It is the intention of Messrs. Eastman and Steele to set the remainder of the place in the best varieties of apples with the expectation of developing the best and largest commercial orchard in eastern Oregon.

# SALEM'S BUILDING CONSTRUCTION IS FORGING AHEAD

### Total Value of Work Now Under Way Is \$500,000; New Wing to Capitol and Masonic Lodge.

New construction to the value of more than \$500,000 is actually under way, or about ready for the contractor's figures at Salem. Among the finer structures under way or about ready to begin at the state capital are the following:

Masonic lodge, \$6,000; new wing to the state house, \$100,000; armory, \$40,000; Carnegie library, \$25,000, and brewery, \$100,000.

The Salem Journal of a recent date comments on the 1911 construction budget for the Capital City as follows: "With definite assurances that the Masonic Temple will be constructed by the Masonic lodges of the city on their site on the corner of High and State and with many business structures already under process of construction and business men making plans for the erection of others before the building season is at an end it is certain now that the present year will go down in the history of the city as the greatest building year of them all."

Additional Building. From the members of the state board comes the cheering news that just as soon as the state architect can prepare the plans, and it will not be long before he will have them completed—the work of constructing the additional capitol building will commence. The block lying just east of the state house grounds has been secured as a site and it is a handsome one. The legislature appropriated \$150,000 for the purchase of the site and building.

Another fine building which will be erected and upon which the construction work will be commenced soon is the armory building which will cost about \$40,000. This building will be located on the ground just back of the Hotel Marion, and its erection will mean the improvement of the block between Ferry and Trade streets.

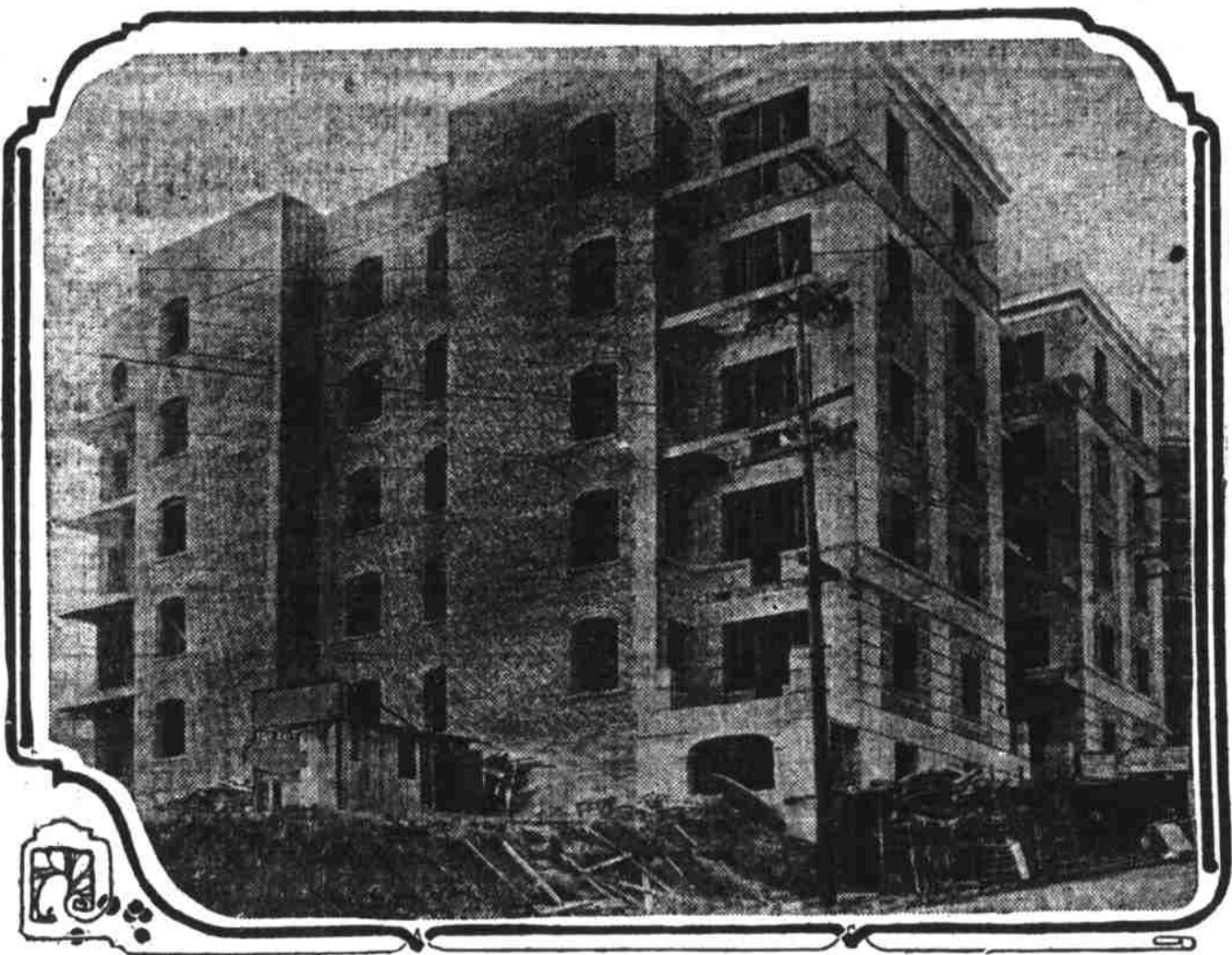
The library committee is waiting for the plans for the Carnegie library building and when work commences upon it in the next month it will mean still another public building for the city. The money, \$26,000, is here and as soon as the committee receives the plans back from Andrew Carnegie's secretary, contracts for the erection of the building will be awarded.

Making Rapid Progress. The construction work on the brewery building of the Salem Brewery association is going forward at a rapid and satisfactory pace. Upon its completion the city will be able to boast of one of the most complete brewing plants in the northwest. This building, together with the machinery, will cost between \$75,000 and \$100,000.

Work on the White & Son building on State and just west of Commercial is progressing rapidly, and the same is true of the Inglehart building which is in process of construction on Twelfth in process of construction on Twelfth in process of construction. Both are two story brick buildings. White & Son will occupy all of the lower floor and part of the upper of their building and the remainder will be used for office rooms. The lower portion of the Inglehart building will be used for store purposes and in the upper story there will be apartments.

Clarence Hamilton contemplates building a three story brick on his property near the McGilchrist corner, and this will mean another fine structure for the city. It is estimated that it will cost about \$75,000.

Clearance Sale. At Becker's Suit House now in progress. 140 Fifth street.



Two of the largest and finest apartment houses in Portland, erected by Morgan, Fleidner & Boyce on Ford street, south of Washington. These buildings represent an investment of approximately \$250,000.

# CITY AND COUNTY BUILDING ACTIVE AT THE BEACHES

### Number of New Cottages Have Been Erected Recently at Gearhart.

Building activity at the various beaches is now increasing as a result of the warm weather of the last two weeks. People who purchased lots last year are building beach homes this season, and the Oregon coast is attracting new families literally by the hundred.

Several new cottages have been built at Gearhart Park on the high bank overlooking the beach and the ocean. The building lots in the woods near the meadows have attracted several builders of beach homes, while others prefer the open meadows.

With mild winters it is believed that Clatsop beach will become popular with cottage and bungalow owners both winter and summer. The hotels at Seaside and Gearhart are open all the year around which enables families who wish to spend a few weeks in the winter at the beach an opportunity to secure accommodations until the cottage is opened.

Clatsop beach is easily reached from Portland, and a fast train service makes it possible for the Portland business man to spend the week end with his family and return Monday morning without loss of time. Families from as far as Spokane, Seattle, Tacoma, and Butte are spending the summer at Gearhart, and many Seattle people find it more convenient to spend the vacation time at Clatsop beach on the Oregon coast than to go to Molips, on the Washington coast.

The new Broadway bridge to cost \$1,500,000 or more; the second Bull Run water pipe line, representing an investment of over \$1,000,000; fire engine houses and other and smaller building projects bring the cost of the city's new construction propositions well above \$3,000,000.

Bonds have been voted for a new city jail to cost \$150,000. Preparations are proceeding as rapidly as possible toward beginning the construction of a \$500,000 auditorium. The people have voted bonds to the amount of \$2,500,000 for a public dock system, although the present progress of the dock commission, it is not probable that any of this money will be expended during 1911.

The expenditure of this vast sum of money during the next few months by the various governmental agencies of Portland, together with the huge sum going into all classes of new construction by private builders, insures a continuance of prosperous conditions and plenty of work for some time to come.

Woman Adopts Her Own Son. Chicago, July 22.—Mrs. Vernon L. Sawyer, 3201 Farnell avenue, adopted her own son before Judge John E. Owens in the county court yesterday.

The boy, Edward, 10 years old, was given in adoption to Edward E. Nason of Hammond, Ind., when 1 year old, after the death of his father, whose name was Hobson.

M. L. Igoe, attorney, appeared in court and told Judge Owens that Mrs. Sawyer desired to regain her boy and that she was in a position to support him.

Mrs. Sawyer's husband is a ticket agent for the Chicago, Rock Island & Pacific railroad at the Thirty-first street station.

in this city than at any time in its history and that with the single exception of Los Angeles, more money is going into new construction here than in any city on the coast.

Millions Being Invested. Taking into consideration the buildings by the county, the school district, the city of Portland and construction of other classes by the city, warehouses and business buildings, hotels, office buildings and apartment houses, Port-

# VENTURA PARK

## DESERVES YOUR CAREFUL INVESTIGATION

### WHY NOT COME OUT TODAY?

This is a section of the city possibly you have never visited. Until you have seen this property it is impossible for you to appreciate the great value we are offering at such an extraordinary low price. The same reasons that have made lots in other additions valuable will eventually make these lots valuable. There is not an addition in the city within a 25-minute ride that the lots are not from two to five times the price we are now asking in Ventura Park.

**\$160 PER NO INTEREST LOT NO TAXES (AN ABSTRACT VERY EASY TERMS (FREE WITH EVERY LOT))**

Keep in mind, too, that in Ventura Park will be piped in front of every lot and the streets will be surface graded. This tract is beautifully situated and has a commanding view. There will be 100 lots sold at this price. If you hesitated on the first 100 lots were sold—you lost. Don't delay acting this time. The first 100 lots were sold quickly.

**There's A Reason Come Out Today and See**

**F. E. TAYLOR CO.**  
404-405 LEWIS BLDG. MARSHALL 892, A-4414.

# TITLE IS INVOLVED

ALLEGED REALTY SWINDLE IN KNOT.

One Involved in Tangle Demies Knowledge of Features of Deal.

EVEN JUDGE IS PUZZLED

McGinn Intimates It Will Be Hard Task to Be Just to All in Deciding O'Donovan, Dwyer, McCarthy Case.

**TITLE** and Trust Company, Lewis Bldg., 4th and Oak, and Send booklet Oak

Name.....  
Address.....

**TEAR OFF COUPON AND MAIL TODAY.**