

DULL SEASON HAS NO EFFECT UPON REALTY MARKET

Sales Through State Indicate Normal Condition Prevails; Outside Buyers Are Said to Be Active.

The usual summer time dullness has so far had little or no effect upon the business of buying and selling Oregon farm lands. A normal activity is reported from all over the state, with a greater part of the buyers coming from outside the state.

Quite a number of fair sized deals were reported in and near Klamath Falls last week. A normal activity is reported from all over the state, with a greater part of the buyers coming from outside the state.

J. O. Beardsley, proprietor of the Klamath Falls Iron Works, bought 80 acres owned by J. C. Eastwood. Chris and Louis Lehman are well-known to our community. These gentlemen will make money and help relieve the citizens from the necessity of using spring chickens of the 1909 variety. The Lehman's are going to start a chicken ranch near the city and have purchased 40 acres through Chillico & Rice.

S. O. Shattuck, one of the old residents of the Fort Klamath country, will soon move here and occupy his new bungalow home in the Nichols addition. Mr. Shattuck Jr. will enter high school this term.

With almost every house that is fit for living purposes now rented or contracted for, Pendleton is in line to face a house shortage the coming fall. It is a situation such as has not confronted the city for five or six years. "Usually quite a few houses are vacated early in the summer months, but this year the houses have been filled as fast as vacated," says E. T. Wade, well known real estate man. "At this time there is hardly a good house to be had in the city and the people have not yet begun to come in for the fall, either. It is true there are some shacks here and there for rent, but for the most part they are not in good condition for renting."

"Most of the houses that have been for sale have been disposed of and I think the time is about past in Pendleton when houses may be purchased for less than what they cost. Such houses may now be had only in cases where the houses are improperly built in some way or else are in undesirable neighborhoods."

"It would pay a man to build some good dwelling houses in Pendleton and to offer them for rent. If built in the right sections and furnished with proper conveniences they would rent readily. A good apartment house or several of them would pay here. There is a general demand for apartment rooms and the few places now used for apartment houses are filled practically all the time, despite the fact that most of the buildings were not designed for that purpose."

In spite of the fact that July and August are always dull months, so far as Hood River fruit land is concerned, there was a notable activity in orchard lands in that district last month, and August has started out with a movement that promises to eclipse that of July.

G. Y. Edwards & Co. report the sale to Professor Theodore L. Harley of Chicago of the 15 acre tract of August Neihans at the top of the East Side grade, for \$15,000. Professor Harley, who is a teacher of science in the Chicago university, after having carefully investigated nearly all of the well known fruit sections of the United States, decided to invest in Hood River for a permanent home. He will make extensive improvements in his place this fall.

Another important sale consummated by Edwards & Co. was that of the William A. Combs 10 acres in Willow Flat to Frank Menefee of Portland. Mr. Combs purchased this tract last fall from Noah Bone and it was his intention at that time to make his permanent home in Hood River, but his mining interests in Alaska demand his attention, making it necessary for him to dispose of his property at this place. This tract is considered to be one of Hood River's finest, and while the purchase price is not made public, it is understood that the price is as high as any tract of this size that has been recently sold in this district.

The Edwards firm also reports the sale of the Mart Rand 20 acre tract to Dr. Guthrie of Valparaiso, Neb. Wees Shipley has sold his farm of 25 acres four miles north of Banks to James Atherton. The sale was made through the agency of the W. G. Young real estate firm. Mr. Atherton is from Montana and will take up his residence among the beautiful hills of Oregon when he takes possession of his new farm.

Nate High and G. A. Gardner have purchased the J. C. Gibson place of 40 acres, near Ashland, for \$30,000. High took the residence and five acres and will move his family thereon, and Mr. Gardner took the nine acres.

Morse & Black report the sale of 40 acres of land belonging to K. M. Totten to the city of Irving. Hans Nelson, recently from a point near Lincoln, Neb., for \$10,000. He will reside there with his family.

Isaac Donk sold 160 acres of timber land just west of Joseph to Daniel Boyd of Enterprise last week through the Joseph Real Estate association. The consideration is said to be \$10,000.

T. E. Hensley has sold his ranch near Freewater to George Starkett of Walla Walla for \$12,000. They have gone to reside on a wheat farm in Owyhee county, Idaho.

The G. W. Hart farm of 20 acres with improvements about two miles east of Thurston has been sold to G. R. Lawrence of Covina, Cal. for \$20,000.

Through a deal that was concluded today by H. E. Bickler the James Linsner ranch on Bear creek, in Umatilla county, consisting of 1800 acres, has been sold to James Terry.

F. W. Fieldhouse of Gresham has sold his home of 10 acres to William F. Money of Park River, North Dakota. Consideration was \$10,000. Mr. Fieldhouse will build on his property in Regent's addition and the deal is expected to close about September 15.

The Reed-Brownell company of Oregon City has bought a large tract near Freewater and is establishing a nursery. They have found the ideal conditions of soil, climate and elevation for the



Residence built by E. House at Twenty-seventh and Brazee streets.

development of strong, healthy trees and for development of profitable commercial orchards.

Thomas M. Sinister has bought 150 acres for an orchard. Dr. A. W. Watkins of Mount Tabor bought 40 acres and is having it prepared for trees. He says the purchase of the tract is the best investment he ever made.

The First State bank of Gresham sold the 60 acre farm of G. M. Laughlin, near Corbett, to E. M. Brown from Kentucky, who will commence the construction of a house on the same in the near future.

H. C. Moyers has bought 80 acres of the A. L. Stover place near La Grande for \$4500 and will move to it as soon as winter arrives. This place originally consisted of 150 acres, but 100 acres was sold to John Hamann last spring.

A land sale of large magnitude was consummated in Hood River when Ralph M. Root of New York City bought 160 acres of undeveloped land in the middle valley. The land was owned by E. T. Folts and several others and joins that of O. H. Rhoads on the east.

The tract purchased by Mr. Root will be developed as soon as it is possible to get to work on it. Monday Mr. Root left for the east and expects to return shortly with his wife and make his home here.

John White, of Roseburg, who is promoting an irrigation project in southern Douglas county, returned to his home recently after a few days spent at Riddle and Canyonville. During his recent visit he sold the beautiful 700-acre Martin ranch situated midway between Dave creek and Canyonville, to a wealthy Ohio banker and farmer. The newcomers are already making preparations to improve the ranch, and in preliminary will set aside 200 acres to be used in growing alfalfa.

A 40-acre tract on the Fruitland bench, near Ontario, the property of J. L. Well, was sold this week to Thompson brothers, from Toppenshaw, Wash. J. J. Dies made the sale, and he also sold two lots in Terrace Heights to a Mr. Hall on the Payette bench, who expects to build a dwelling there soon.

W. H. Kilmer, who several years ago bought the old Cowles ranch east of Madras, has sold the property to a lawyer from Seattle and the details of the transfer are now being finished. Mr. Kilmer expects to remove to Seattle at once to make his home.

Lester Miller has sold his 40-acre farm near Springfield for \$5000 and has rented his father's place in Hayhurst in partnership with his brother, Herman Miller.

A. S. Pearson, the well known real estate dealer of Freewater and Walla Walla, was in Weston last week, says the Leader, and closed a deal for the sale of his holdings in the mountains, this side of Wenaha Springs. The tract consists of 160 acres, 40 of which have been under cultivation, and all of which is said to be tillable. The purchaser is Charles Marshall, a new arrival from Benton, Wash., and he expects to make a home on the tract for his family and to devote his work to improvement. He paid \$2500 for the land and intends to make the most of his investment.

It was announced yesterday that I. L. Patterson and his brother William Patterson had purchased the interests of A. N. Gilbert and H. B. Brophy in the Eola hog and livestock farm in Marion county. The ranch, which is located near Eola, consists of 800 acres. Mr. Brophy, who has had charge of the ranch for several years, will remain in charge for a couple of months more and then William Patterson will take charge.

BUILDING AT TENTH AND ALDER REMODELED

George H. Durham, who recently took a 25 year lease on the three story brick building at the northeast corner of Tenth and Alder streets, is having the building remodeled and will convert the ground floor into attractive and commodious store rooms. The old store room fronts are being torn out and replaced with iron and glass. All of the interior is to be renewed, new plumbing installed and the floors laid. The improvements, under way and contemplated by Mr. Durham, will cost approximately \$5000.

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CATHOLIC CLERGY PLANS COLONIES FOR FOREIGNERS

Final Details of International Scheme Are Arranged; To Select Lands in States of the West.

Final details of an international colonization project directed by the leading Catholic prelates of this country, were arranged at a meeting recently by many of the most prominent members of the Catholic clergy in California and other western states. At this meeting officers were chosen, the charter was ratified and the work of the society outlined.

The plans of the founders of the society, the Catholic archbishops and bishops of the United States, embrace a scheme for controlling desirable immigration from foreign countries and establishing Catholic colonies in various sections of this country. No one division of the country will be favored as a place for planting colonies. Wherever large bodies of agricultural land can be had on favorable terms, colonies will be established.

The work is not to be carried on exclusively for the benefit of immigrants as all Catholics who desire to leave congested districts for life on a farm are encouraged to join, one of several colonies or settlements, that are being established.

The society is not organized for

profit. Its chief work is that of widening Catholic membership by establishing new parishes and at the same time preventing Catholics from scattering among those of other denominations.

To facilitate the work of the society it has been divided into three branches. The first of these is called the National Society, and has for its object the location of desirable lands open for colonization and placing them before the Catholic population of this country and immigrants that annually arrive.

Racial Societies.
A division known as the Racial Societies has been formed to work among the different nationalities in Europe, and in this country. Cooperation with the Catholic clergy of Europe and the appointment of officials known as "chaplains of emigration," to work among persons intending to come to the United States are features of the Racial Societies.

The work begins among the emigrants before they take passage for the United States, and when they land here they are protected from the dangers that might result from their ignorance of the language and customs of the country.

The third division is the diocese societies, through which reliable information of the character of the lands in each colony can be obtained.

The officers of the society are: Director general, the Most Rev. J. J. Glennon, archbishop of St. Louis; vice director general, the Most Rev. S. G. Messmer, archbishop of Milwaukee; president, the Rev. Julius E. De Vos, Chicago; vice president, the Right Rev. D. J. McMahon, of New York; secretary, the Rev. Edward J. Vattman, Wilmetta, Ill.; treasurer, the Rev. Andrew Epke, Chicago.

To Detect Icebergs.
To enable officers of ships to detect the approach of icebergs there has been invented a microthermometer so delicate that it will register changes in sea water temperature to one-thousandth of a degree.

CASEY BUILDING FINE HOME IN IRVINGTON

J. M. Casey, manager of the Powers Furniture company, is building an unusually handsome residence in Irvington on East Twenty-first street, between Knott and Brazee. The house has ground dimensions of 46x45 feet and will contain nine rooms. The outside walls are to be of rough cast cement and shingles. The living room will be finished in oak, the dining room in mahogany, music room in white enamel and the kitchen in natural fir. All of the bedrooms will be finished in white enamel and the baths in tile.

W. J. Hoffman, a local newspaper man, has recently completed a splendid new home on Hancock street, near East Twenty-sixth, at a cost of between \$8000 and \$10,000. The house contains 10 large rooms and is very finely finished. The lower floor is finished in the craftsman style and the chambers on the second floor in plain white enamel. An interesting feature of the interior of the house is the specially designed tile fireplace, ornamented with bronze in the commodious living room.

W. L. Archambeau, of the Warren Construction company, has let the contract for a \$10,000 residence to be erected on a quarter block at the corner of East Twenty-third and Brazee streets. Differing from most modern houses, the living room in the Archambeau house is to be on the second floor, where there will also be three family bedrooms and a guest chamber. The lower floor, containing the drawing room, dining room, library and kitchen, will be largely finished in hardwoods.

The Memphis inventor of a street car fender that has saved 57 lives in four years has declined to patent it, preferring that humanity should reap the benefit.

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522-526 CORBETT BUILDING

GAMBRINUS BREWERY WILL BE ALL REBUILT

The Gambrinus Brewery is to be entirely reconstructed; all of the old buildings are to be torn out one at a time and replaced by modern fireproof structures. Plans for the new buildings have been prepared by a Chicago architect who is a specialist in brewery designing.

The first unit is to be a new mill and brew-house which is to be a 50 by 50 foot, four story, reinforced concrete structure, with a facing of pressed brick. The building, for which the contract has been let, is to be absolutely fireproof—that is, not an inch of wood will go into its construction, even the window and door frames are of metal.

As soon as the first section is completed another will be torn down and replaced with a fireproof building. The intention of the Gambrinus company is to make its plant one of the most modern and up-to-date breweries on the Pacific coast.

A metal cup, to be clipped to the bottom of a bottle to prevent drippings that run down the sides staining a tablecloth, is a new household convenience.

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With its fine hotels, high class attractions and wide trips to points of interest is easily the big feature of the

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