

TWO PURCHASES OF COUNTRY LAND TOTAL \$100,000

Lake, Gilliam and Umatilla Counties Take Lead as Active Centers of Trading During Past Week.

Lake, Gilliam and Umatilla counties were important centers of activity in last week's trading in country real estate. Several fine deals were reported from southern Oregon, among them being two purchases aggregating over \$200,000 and involving a total consideration of over \$100,000.

Charles Walker, late of Illinois, purchased the land holdings and personal property of Mr. A. M. Cowing. The real estate consists of 800 acres, part on Prather creek and part up Silvers river. Both places are under irrigation. The deal was made through Archie McGowan, the consideration being \$25,000. This is one of the largest real estate transfers this season in this vicinity.

The deal was recently made by D. B. Thomas of Portland whereby J. S. Brown of Newberg, Or., became owner of the Pryor and Cason ranches in Ferry canyon, Gilliam county. Mr. Menden has already taken possession. He was at one time a farmer of Sherman county and is thoroughly acquainted with dry farming. He has of late been running a dairy farm near Newberg.

G. A. Horth has purchased the Brothers' farm on fifteen mile creek near Mount Angel which has been farmed for the past six years by Mr. Harth. The transaction was closed yesterday and Mr. Harth becomes one of the largest land holders in this part of the country. His tract containing 805 acres of fine farm land.

McMinnville reports the following realty transactions of recent date: Portland capital, through McMinnville Land company, has purchased a 20 acre hop yard, six miles southwest of the city.

One hundred and forty-eight acres, south of Dayton, Frank Moore place, sold to J. Prophet of Nebraska. Price \$15,000. Mr. Prophet takes possession about September 15.

Thirty acres in King's subdivision to George Lawson, formerly of Tennessee. Price \$4500. This will be planted to hops.

Seven acres, King's subdivision, to Mr. Griffin of Sheridan. Price \$1450. Mr. Griffin is now building a home on this property.

W. A. Scott of Portland has traded Portland property for 80 acres, (Glover place) west of town.

Coe Cockerham has purchased three acres in King's subdivision. Price \$750. Mrs. Cockerham has bought two acres in King's subdivision. Price \$500.

Cory and Booth report many inquiries from out of town prospective home-seekers. They sold to Burchfield and Hill four lots in Oak Park addition for \$500. Homes will be erected on the property.

J. C. Schilling of Medford has leased the Stewart and Porter ranch of 240 acres, five miles east of Cottage Grove, W. H. Kowley, who recently came from there. Mr. Schilling, after a thorough investigation of soil conditions, believes this to be one of the most productive farms in western Oregon. He will irrigate a considerable part of the tract, and expects a bumper crop from the land next season.

C. O. Burgess has sold for Helder & Bennett 50 acres of the Howe place west of Sheridan to Mr. Wood, of McMinnville, for \$150 an acre.

A carload of homeseekers with a desire to see Sutherlin valley arrived in Sutherlin last week on the Luse Land company's excursion and spent two days touring over this section. A large number comprising the party were from Wells, Minn., while others were from Iowa points. Many had friends who had purchased fruit tracts here, and they came to verify the good reports which they had heard of the valley. All expressed themselves as well pleased with what they saw here and a number planned their faith to the future of the valley by purchasing orchard tracts. The party was entertained at luncheon at Fair Oaks Tuesday.

The Maxwell Land & Irrigation company which has considerable holding in the west end of Umatilla county has disposed of two tracts to orchard companies. The R. W. Morse orchard company has purchased 40 acres for \$8000 and the Kirkwood Orchard company ten acres for \$2000. The deeds for the transaction were filed today.

Another transaction in Creswell fruit land which was concluded last week will result in placing on the market in small tracts 145 acres of choice agricultural land, all of which is located within one mile and a half of town.

Joseph E. Beasley of Linton, Indiana, this week purchased for a company in that state, the 43 acres of B. F. Martin's place which is located on the west side of the river. He also purchased 40 acres of the Orchard Homes Land company and 20 acres from John Morse. The land bought from the Orchard Homes company includes all that remained unsold of the tract of 190 acres which they bought of S. S. Morse. This tract is located between the other two, the Martin place being on the east and the 20 acres bought of J. M. Morse being on the west. This gives the company their holdings all in one body. Streets will be graded through the property east and west and north and south.

E. H. Ross, who lives at Cloverdale in Lane county, has sold his 160 acre farm at that place to C. E. Wood for \$8600 and Mr. Wood will move his family there to reside, but Mr. Ross has decided what he will do as yet.

W. H. Kay, acting for his mother, has just leased the farm of 400 acres belonging to the W. D. Kay estate near Monroe, for a term of five years to W. H. Dawley, who recently came from Seattle. He secured a good cash rental for it and yet Mr. Dawley can make good money out of it by intensive farming.

L. L. Marsters returned from Yoncalla last evening, having disposed of two more of his properties at that place, a hotel and lodging house, to Mr. Arnel, of Marcola. Mr. Marsters is transferring his interests at Yoncalla to Eugene as fast as he can.

J. E. Beasley, acting as trustee for a party of Linton, Indiana, people, closed a deal yesterday for 150 acres of good fruit land near Creswell, which belonged to H. H. Beasley, H. F. Martin, Mr. Morse and others. He left yesterday.

\$660,000 GAINED IN CONSTRUCTION OVER 1910 PERIOD

Building Figures Up to Date Show Continued Growth of City; Character of Work Is Improved.

Total cost of construction for August, \$1,733,325.
Number of permits issued, 775.
Cost of construction during 1911 up to date, \$12,635,878, compared with \$1,974,147, for the same period in 1910.
The increase in round numbers, \$660,000.

Quite as much construction is now under way in Portland as at any time in the history of the city. This includes the last half of 1909 and the first half of 1910, when most of the big office buildings in the city were under construction.

Not only is it true that there is as much building now going on in Portland as ever before, but it is also true that in all classes of construction there is a notable improvement as to the character of the buildings going up and the buildings are much handsomer, more substantial and cost more money.

For the first time in many months, August shows a decline from the same month of the previous year, but it must be remembered that August, 1910, was a record breaker, so far as new construction is concerned here.

Volume of Permits.
The volume of permits issued that month amounted to more than \$2,500,000, which was \$1,000,000 in excess of any previous month in the history of the city. The sting of this first falldown is also largely taken away by the fact that August's volume of new construction calls for the expenditure of more money than that of any previous month this year.

Of the \$1,700,000 in permits issued last month, between \$900,000 and \$950,000 will go into the building of new homes in the city.

While the figures for other coast cities are not at hand, it is believed that Portland will lead all of them by a comfortable margin. Portland's total will easily double that of Seattle and will lead Los Angeles and San Francisco by \$100,000.

Postal receipts for August amounted to \$79,481.93 as compared with \$74,976.42 for August one year ago. The gain is a fraction under 6 per cent.

Gain in Transfers.
The increase in real estate transfers is practically 25 per cent, which is equal to a gain of nearly 25 per cent. For more than a year the monthly total of real estate sales as shown by the transfer record, has been less than that of the same month of the previous year. Realty brokers look upon the fact that the August total shows a gain as an indication of a healthier market and a good business this fall.

That the general business situation is good is shown by the volume of bank clearings, which amounted to \$4,437,725.46 while for the same month one year ago, the clearings amounted to \$4,154,702.94. The increase of nearly \$3,000,000 is equal to a gain of 6 1/2 per cent. Portland is the only coast city that has shown a continuous gain in bank clearings throughout the year.

Increases All Over Line.
In every line of development Portland has made a substantial increase in every month so far in 1911, and there is every reason to believe that the record for the remainder of the year will be equally satisfactory.

Landmarks and oldtime breathing spaces in the central section of the city are rapidly giving way to the demands of business. The continued call for new structures of every kind within a radius of a mile from the retail center means the inevitable filling up of every building site in this district.

Among the large permits issued during the last four days of the month were two public school buildings of the fireproof type, to cost in the aggregate \$115,000. One is to be a reinforced concrete structure at East Ash and Sixth streets, which will cost \$65,000, and the other will be the same class of building to be erected at East Fifty-seventh and Thompson streets, to cost \$50,000.

Permits Issued.
A permit was issued Monday to R. Smith, trustee, for the alteration of the six story brick building at the southwest corner of Morrison and Seventh, the work to cost \$10,000.

S. J. Johnston secured a permit authorizing the building of a two story frame apartment on Third street between Hall and Harrison at a cost of \$16,000.

Authority was also given the firm of Bailey, Taylor & Lambert to build a four story apartment at East Fifteenth and Belmont to cost \$45,000.

William Redt took out a permit for a one story brick store to be erected on Kearney street, between Twenty-first and Twenty-second at a cost of \$10,000.

BUYS INTEREST IN INSURANCE BUSINESS

Herbert W. Little, who for four years filled the position of advertising manager for Olds, Woriman & King, and was for one year connected with Meier & Frank in a similar capacity, has purchased a half interest in the fire insurance business of J. P. Ford & Co., and the firm will hereafter be known as Ford & Little.

Mr. Little has for several months conducted an advertising agency, and has occupied offices in the Board of Trade building in the same suite which is now the quarters of Ford & Little.

While Mr. Little intends to devote no small part of his energies to the insurance business, he will not confine his activities to this line alone, but will continue in the advertising work and devote the greater part of his time to publicity work while Mr. Ford will manage the insurance department.

for his home in Indiana but will return again in a short time.

Ten acres of land north of Stanfield has sold for \$4500, according to a deed recorded today. Blanch Brown and her husband, Edward H. Brown, were the sellers and J. E. Vandermeuler the purchaser.

Three little bags of rice and a bunch of dried vegetables form a day's ration for a Japanese soldier in the field.



Korell-Gordon, 3-story brick store and apartment building, under construction at intersection of Morrison, Washington and Ella streets.

WHEN UMATILLA HOUSE WAS YOUNG

In the Good Old Days the Pioneer Hotel of The Dalles Entertained All Prominent Men Who Traveled Through the Upper River country; Old Register Has Been Exhumed.

By Leroy Armstrong.
Did you ever stop at the Umatilla house, in The Dalles, in war times? If so, your name is in an old register of that hotel for the years 1862, 1863 and part of 1864, which recently came into my hands.

The hotel has lost some of the glory of that olden day when transportation was almost wholly by river, when the Spray, and the Okanogan, the Nez Perce Chief and the Ononeta plied between The Dalles and the impassable rapids at the Cascades; but it is a big house yet.

The clerk doesn't wear diamonds in his shirt front, as did his predecessor, in the days when The Dalles was a station on the highway to the mines beyond Boise, Idaho, when there was a fort at Walla Walla, and when Yamhill county was a bigger realm than some states. And there may be lack of splendor in the dining room, and some changes in the appearance of the sleeping apartments, but through all the years the big house has held its old name. And there is a certain dignity in its stolid reserve, its calm contempt of the modern, its mute protest against the thundering trains that have helped so vastly in changing First street and the landings.

Sent to the Scrap Heap.
That old register is an interesting book. And there are not many men of early Oregon activities whose names are omitted wholly from its pages. It is a scrap book now. Messages of presidents conceal many an entry. There are bits of vagrant poetry—newspaper verse deserving preservation; and occasional directions as to the best method of canning peaches.

Brigham Young, in the height of his glory, was a guest at the Umatilla House, December 19, 1862; and he wrote after his name the statement that he was "bound for Salt Lake."

In those days a little railroad was operated from The Dalles to Celilo, below which point are rapid defying navigation. From Celilo to Umatilla travelers again took to the river. Those going to the Idaho mines then made portage to the Snake, and up that winding and puzzling stream. And in those days the names of Captain Farnum, George Philter, Pat Kane, Frank Coe, "Cap" Ankeny, and Captain John Dorsey were familiar throughout the region we now call the inland empire. They "ran the river." And while some of them held firm to the fortunes of R. B. Thompson, the Vanderbilt of the Oregon country transportation, some cast their lines with opposition boats—and at least one of two of them proudly registered connection with the "D. & D. railroad."

Customs Have Changed.
"Lady and sent" is a common entry in the old register, while "and lady" is a good deal more frequently found following a man's name than the definite

relation of "wife." But that was more due to the custom of the times than a lack of morals in travelers or an indifference of rule in the Umatilla House.

Judge William's name appears on many pages. Oregon's grand old man seems to have done a lucrative law business at The Dalles in the days before he became a power in politics. "John H. Mitchell, Portland," is another name always found about court time, always sure of a good room; and almost always with a supplemental "and guest," proving popularity and the habit of making friends. He was the same John H. Mitchell who whatever befell him—became a senator of usefulness in Oregon. Once he left the notation, "gone to Boise," indicating that legal business may have made some changes in his plans.

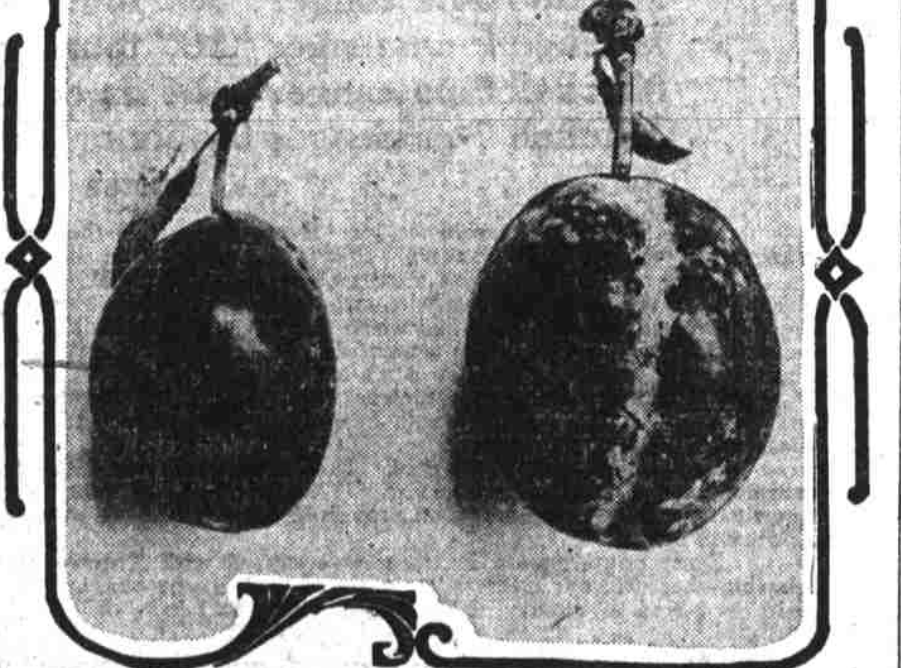
Foreigners as Guests.
"Three Mexicans" is one entry—in the clerk's hand, and the trio was sent to a room on the top floor. But there are other foreigners, and of greater distinction, as "Contedo Castillone, Major A. de Vecedy, and two servants" abundantly testifies. The count and his friend, however, were forced to be content with one room—though still a very large room, on the second floor, while the servant went to a less desirable apartment at the top of the house.

And "Lord Bringham, of Edinburgh," mingled with the American nobility. There were many army officers, as "Washington Volunteers, and three regulars," and "Edna S. Wierman, third and fourth grades; Minnie Chapman, first and second grades."

Roll of Pioneer Names.
F. B. Prime, commemorated in Prineville; M. B. Langford of Walla Walla, later a Judge; J. Caples, in after time United States consul at Valparaiso, and prominently urged for the national senate; T. J. Stump, a well known riverman; E. S. Joslyn, first settler at White Salmon; Nathaniel Coe, United States post agent, and the real patriarch of Hood River—unless one may except his talented and heroic wife, Mary Coe, who was a writer of good verse as well as a mother in Israel; D. P. Craig of The Dalles, a prophet with honor in his own town; H. P. Isaacs, pioneer miller of Walla Walla; Phillip Ritz of Walla Walla, once a very large land owner, then founder of Ritzville, Wash., and well remembered; J. Cartwright of Salem, and Thomas Condon of Fort Dalles; D. McCully of Salem; C. H. Hale of Olympia; John Donaldson of Washington Territory; John Chenoweth of The Cascades; D. W. Burnside and

Photograph Shows Value of Irrigation

Big Prune in Accompanying Picture was Grown on Irrigated Land While Small One Was Not—Big Fruit Means Better Prices.



Story of two prunes gives striking object lesson in agriculture.

Two prunes from the Willamette valley were photographed last week by the Willamette Valley Irrigated Land company of which E. L. Thompson, Portland banker, is president, to illustrate the value of irrigation.

The big prune was irrigated, the small one was not. The increased yield represents not more prunes to sell, but better prices, for big prunes sell at 7 1/2 cents a pound, while the smaller ones bring only 5 1/2 cents a pound, and this difference in the terms of thousands of pounds means much to net profits, the growers say.

"What is done in the case of prunes is done with every sort of crop," said Mr. Thompson yesterday. "Water is king. We have land and climate, but without

R. McCracken of Portland; Joseph Wilson, once postmaster at The Dalles; Professor G. A. Below; H. Martin of Washington; Captain Hoyt and J. Honeyman of Portland—these are only a few of the names the older Oregon citizens—and some of the later—will well remember. And they are among the myriad on the old Umatilla House register.

Indians Entertained, Too.
There was an Indian council at The Dalles in June, 1863, and Lawyer, a noted Nez Perce chief, with Captain John, represented the red men, as Hale, Whitmarsh, Howe, McElroy, Hutchins and Winsler seem to have handled the Caucasian side. I wonder if that Captain John is the later Captain Jack who made much trouble for the nation—and some final high air dancing for himself—in the lava beds of southern Oregon in 1873.

It was a day of primitive things—of mines, and first hand conflict with nature. It was the day of a state in the making. And this old hotel, now shabby and deserted by the chapters of history, was one of the workshops—and a good deal of a home, too.

SCHOOLS OF THE DALLES WILL HAVE 26 TEACHERS

(Special to The Journal)
The Dalles, Or., Sept. 2.—The public schools of this city will open on Tuesday, September 5, with 26 teachers employed. City Superintendent A. C. Strange has made the following assignments:

High school—W. B. Young, principal, science and mathematics; A. E. Miller, English and debate; A. E. Gronewald, history and German; Bertha White, Latin, mathematics; Hattie Crawford, commerce, bookkeeping; Mary U. Mitchell, eighth grade; John Gronwald, seventh grade, occupying rooms in high school building.

Academy Park school—Harriet Alexander, principal, sixth grade; Eva L. Applegate, fifth grade; Viola McGrath, second grade; Shirley Dorsey, first grade.

Union Street school—Lora Foster, principal, eighth grade; Daisy McAnulty, seventh grade; Etta Wrenn, sixth grade; Kate Roach fifth grade; Evelyn Hayes, third grade; Tina Rintaul, second grade; Bella Baird, first grade.

East Hill school—Edna S. Wierman, third and fourth grades; Minnie Chapman, first and second grades. Thompson Addition school—Ida Robinson, first, second, third and fourth grades.

West End school—Grace Egbert, third and fourth grades; Stella Brown, first and second grades.

Supervisor of music and drawing Estella Ross.

The schools are opening two weeks earlier this fall than ever before, owing to the fact that hereafter there will be 10 instead of nine months, and all teachers are on advanced salaries over former years.

NEW APARTMENT FOR MARKET, NEAR FOURTH

Architects Parker & Banfield have completed the design and working drawings of a three story brick apartment house for H. O. Triplett which is to be erected on Market street, near Fourth. The structure is to be of brick and concrete construction and will be equipped with the usual appliances and conveniences employed in modern buildings of its class. There are to be 12 three and four room apartments. Excavating for the foundation and basement will begin next week and the building will be ready for occupancy by January 1. It will cost approximately \$15,000.

FARMS NEAR CASTLE ROCK ARE PURCHASED

J. H. Shields, who makes a specialty of handling Washington state farm lands, reports the sale of two improved farms located in the vicinity of Castle Rock.

One of the farms, a 40 acre tract, just out of Castlerock was purchased by James Hicks, employed as a tender on the Madison street bridge, from J. B. Emery. Consideration \$2500.

Mr. Shields also sold the W. S. E. right place, containing 168 acres, to W. R. and Ollie Jones, of Portland, for \$5400.

Wages Increasing in Mexico

About 10 years ago 25 cents in gold a day was considered a fair wage for a common laborer in Mexico. Gradually the rate was increased to 35 or 40 cents and continued to increase until now the prevailing rate is from 50 to 60 cents a day.

Remarkable speed has been attained by a submarine boat invented by a Californian in which the propellers are placed in short tubes at the bow instead of at the stern.

COMBINATION STORE AND OFFICE BUILDING

T. B. Richardson, owner of the property at the southwest corner of East Thirty-fifth street and Hawthorne avenue, has commissioned a local architect to get up the design of a combination store and office building which he will erect on the property. The building will have ground dimensions of 60 by 100 feet, and will be two stories high, with a full cement basement. Four store rooms will take up the ground floor space, two fronting on Hawthorne avenue and two on East Thirty-fifth street. The second floor will contain four apartments of three rooms each and two suites of offices. The building will cost approximately \$17,000.

Granite Cutters Get Increase.

At Hardwick, Vt., the granite cutters obtained an increase of from 10 to 56 cents per day, the lumpers and drillers an increase of 17 cents per day, while the carpenters, painters and masons secured an eight-hour day, besides other concessions.

Journal Want Ads bring results.

DRAWING PLANS FOR NEW BANK BUILDING

Architects McNaughton & Raymond have finished the front elevations and general plan of the interior arrangement of the proposed new home for the Merchants National Bank, which is to go up at the northeast corner of Fourth and Washington streets. The structure is to be a class A, steel, concrete and terra cotta building, with a foundation of sufficient strength to carry five or seven additional stories. The main bank entrance will be in the center of the Washington street front and the elevator entrance at the east end of the same front. Both entrances are to be elaborately finished in marble. Both the lower floors will be occupied by the bank and the third floor will be fitted up as offices. Work of constructing the building will begin soon after October 1, and it is expected that it will be ready for occupancy about February 1.

A Boston man has invented an electric fountain, small enough for use as a dining table decoration, in which the falling water supplies power to change the color of the lights illuminating it.

Where's Bend, Oregon?

That's a question you hear on the streets of EVERY city and town in the northwest today. BEND is in Central Oregon, that vast area which for 50 years has been waiting the coming of the railways, and which the Hill and Harriman railroad systems spied out five years ago, and since then they have spent over TWENTY MILLIONS of dollars constructing railroads up the Deschutes Valley to reach BEND.

BEND is the geographical center of this area, larger than any THREE NEW ENGLAND STATES, rich in resources of Timber, Farming Lands, Water Power, Grazing Lands, and climatic advantages, which, if supplied with railway facilities, would attract the people, develop the resources and pay dividends on the millions invested. The railroads are NOW almost completed, as the first passenger train will arrive at BEND within six weeks or less time.

All Around Bend

HILL SAW THE WHEAT FIELDS OF MINNESOTA
HILL SAW THE PINE FORESTS OF MICHIGAN
HILL SAW THE WATER POWER OF NIAGARA
HILL SAW THE IRRIGATED FARMS OF WASHINGTON
AND HAS BUILT THE OREGON TRUNK LINE

From the Columbia river up the Deschutes Valley to BEND. Other shrewd investors saw the possibilities of BEND and have invested heavily there. 'Twas ever thus and always will be. When railroads penetrate a new section of the country, real estate values go steadily upwards, and fortunes are made from insignificant investments.

Buy Now in Bend

In a few years you can retire and live on the income from your small investment. It does not require much money to buy now, as we are selling close in residence and BUSINESS lots, 50x140 feet, along 60 and 80-foot streets and 20-foot alleys, within four blocks of the Union Depot site, at an average price of

[\$25] [Cash] \$200 [Monthly] [\$10]

BEND, OREGON, will not stop growing in the next 20 years. It has begun to grow, and is already the location selected for several big enterprises, which followed the advent of the railroads. Either one of which would make of BEND a city of 20,000 to 30,000 people. Real estate values are rising now, and will continue to rise more rapidly within the next few months. BEND, like any other substantial city, will soon have a number of near millionaires whose fortunes were made from small investments.

NOW, if you think it would be safe to follow the lead of Hill and Harriman, two years after they have blazed the trail—after they have spent over Twenty Million Dollars in the BEND country—by putting a small amount into real estate in a town that has a better prospect today than any other town in the United States had at the arrival of the first railroads, come to our office and put your judgment into action. Maps with photograph of Bend and Central Oregon free. We furnish certified abstract to each buyer. Office open evenings until 8 o'clock.

THE NEWLON-KOLLER CO., Inc.

301 BUCHANAN BLDG., 286 1/2 WASHINGTON ST.
If you write or call, kindly mention name of paper you saw ad in.

GARIBALDI BEACH

Stands for all That Is Best in Summer Residence Property

It has the beach, wide and solid, a surf that is unequalled, a stretch of green forest that provides a cool retreat and shelter from the winds, a chain of beautiful fresh water lakes, and, all told, combines more delightful summer features than any other part of the Oregon coast. Railroad depots on the property.

YOUR SUMMER HOME HERE

NEAREST AND BEST BEACH WITH A FUTURE.
Any information you want may be had upon application at either of the following offices:

GARIBALDI BEACH ASSOCIATION

COMPOSED OF THE FOLLOWING RESORTS:
Lake Lytle, 335 Railway Exchange.
Bear View, 317 Railway Exchange.
Oceanside Park, 701 Spaulding Bldg.
Willamook Beach, 413 Board of Trade.
Manhattan Beach, 328 Stern St.
Rockaway Beach, 701 Spaulding Bldg.
Moose City Beach, 328 Falling Bldg.
Twin Rocks, 314 Selling Bldg.
Oceanside Park, 701 Spaulding Bldg.
Willamook Beach, 413 Board of Trade.
Manhattan Beach, 328 Stern St.
Rockaway Beach, 701 Spaulding Bldg.