

WALLOWA COUNTY DEALS IN REALTY TOTAL \$100,000

Largest Sale That of 1000 Acres North of Enterprise for \$44,200; Hotel in Colfax Sold for \$40,000.

Wallowa county broke into the real estate activity last week with sales of farm lands and Enterprise City property aggregating over \$100,000. The largest deal involved the sale of nearly 1000 acres north of Enterprise for \$44,200 and the purchase of a hotel in Colfax, Wash., for \$40,000.

An \$80,000 deal was put through last week by W. E. Taggart, involving A. L. Berry's 120-acre ranch six miles north-west, and 400 acres north of Enterprise, and the Whitman hotel at Colfax, Wash., owned by Wesley & Carter. Mr. Berry sold his land to them for \$44,200, and bought the hotel for \$40,000. The land is first class wheat land, with good improvements and a good part under cultivation. Mr. Carter will continue to take charge of the farms. The hotel is the leading one in Colfax, is a three-story brick, stone trimmed, with 68 rooms.

J. W. Ricketford has bought Logan McCormack's home, a 100-acre tract, south of town, for \$4500. It has a new house and other first-class improvements and is an ideal dairy ranch. Mr. McCormack has bought Mr. Ricketford's town home for \$1950. O. J. Roe has sold 60 acres of his fine Alder Slope ranch to Elmer Waugh of Boston, Mass., for \$75 an acre. F. A. Reavis bought the old Millard ranch of 120 acres on Alder Slope last week from Ross Falkner for \$5000, and sold to Mr. Falconer the Keltner cottage on West Main street and four lots in Burnaugh's addition for \$3000.

O. B. King, a recent arrival from Fruitland, Idaho, has purchased 124 acres of the E. P. Combs ranch near Stukel bridge, about 11 miles south of Klamath Falls. The sale was made through the real estate firm of Chilcote & Rice, and the consideration was about \$11,000. The Locher-Keeper Land company has sold a 200-acre farm near Elmira for \$21,500. The names of the parties to the transaction have not yet been made public.

The Jennings-Hiatt agency report the sale of the V. Robaskey farm of 60 acres, near Franklin, Linn county, to Mrs. E. J. Handgaker, for \$3500. Jesse L. Hines, of Fort Dodge, Iowa, recently purchased an 80-acre tract, situated northwest of Willamina from Mr. Mark. The deal was made by Ray Mark.

D. E. Gilman has sold to D. S. Barlow a tract of land consisting of 630 acres and lying on Rhea creek just above the Henry Gay place near Heppner. This is creek bottom and hill land, lying on both sides of the creek. Mr. Barlow will immediately begin the construction of a dwelling on the place and move there. He will improve the property with a view to diversified farming, and in a few years will have one of the best creek farms in the county. This land is suitable for fruit raising, gardening, hog raising, dairying and general diversified purposes. We hope to hear of many more like deals, as the era of diversified farming is beginning to dawn upon the county and this Rhea creek section is one of the very best. It is the opinion of this paper that ere long there will be some of the very finest orchards along this creek that can be found anywhere. In fact the Hood River section is not ahead of it when it is developed up to the stage that it can be.

Some recent deals in Monroe and vicinity are: C. B. Starr and old Porter place, 1000 acres, sold to the Anderson Land Co. and cut into 100 orchard colony tracts. Houck tract sold to Benton and Lane Land Co., 2600 acres, 40 acres in fruit and much of the remainder to be put into apples. Bailey's 434 acres sold to Aberdeen, Wash., people. Hinton tract, 400 acres, to the Benton and Lane Land Co. for townsite. Bailey four acres to R. C. Keeney. Taylor's "Lookout" Addition thrown on the market and a number of lots sold. Twenty or more five and ten acre orchard tracts of the Oregon Apple Company's property, adjoining Monroe. These are tracts of one and two-year-old trees, of which the company has 400 acres planted, and 400 more are being planted.

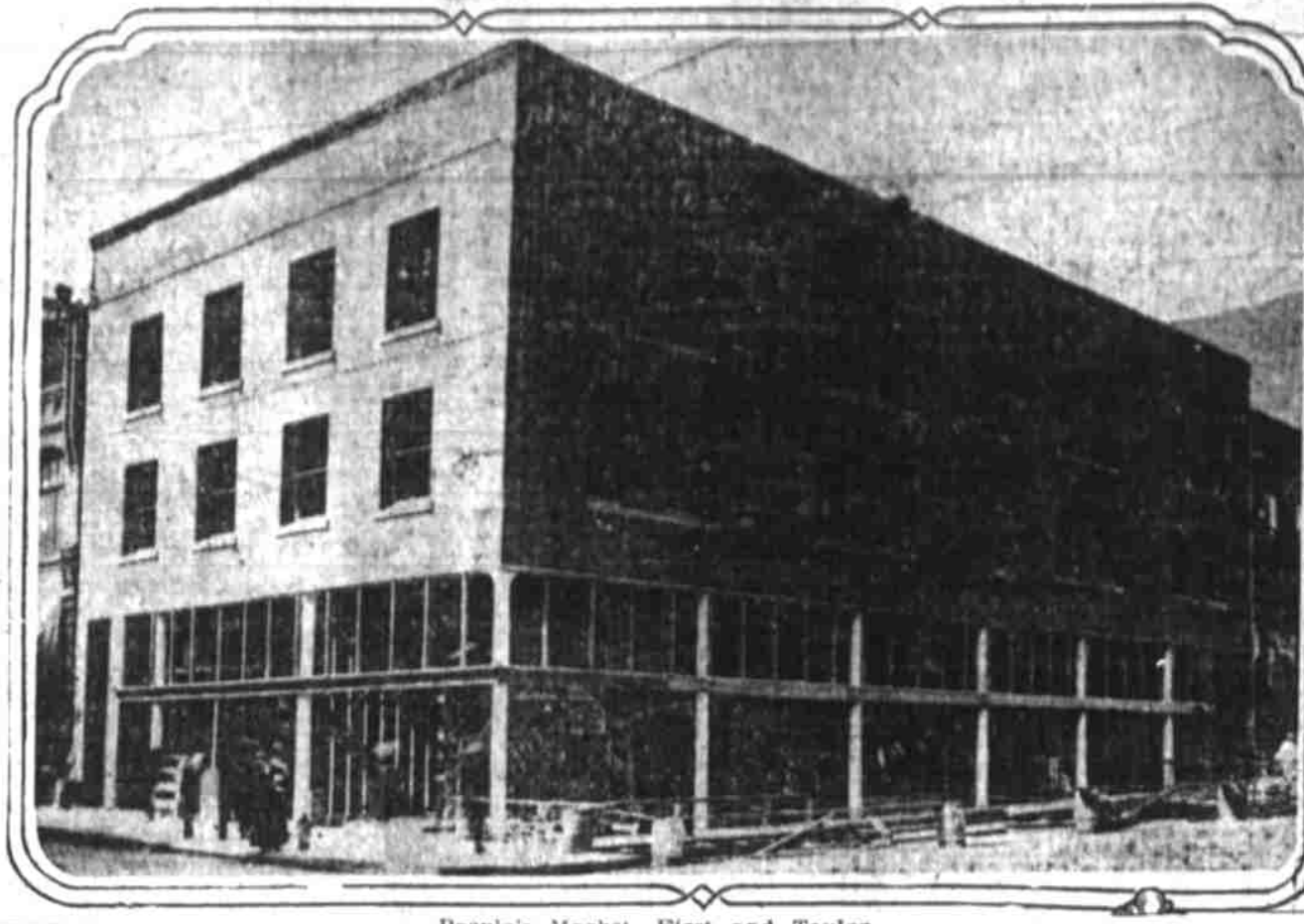
C. W. Usher, of Coalinga, Cal., purchased the Ezra Brown ranch on North Myrtle creek last Saturday, for the consideration of \$2000.

Gus Anderson, the well known Bourne business man, this week purchased 111 acres of stump land near Sumpter from J. B. Stoddard of La Grande. The sale was made by G. E. Allen the local real estate man. Mr. Anderson purchased the land realizing its value as an investment. By clearing the stump from the land and putting it in cultivation he will have one of the best farms in Sumpter valley. The land purchased is the same tract Sumpter businessmen considered buying last July to convert into a race track.

J. W. Moore of Brownsville spent a few days in Condon last week. Mr. Moore recently sold his 600 acre farm near Brownsville at \$100 per acre and has about decided to invest his money in this county.

Henry R. Mortenson has bought the Hiddell ranch that joins his land on Rowe Creek in Wheeler county. Mr. Mortenson has bought the Hiddell ranch that joins his land on Rowe Creek in Wheeler county. Mr. Mortenson has bought the Hiddell ranch that joins his land on Rowe Creek in Wheeler county.

A CHOICE FIVE-ACRE BERRY AND VEGETABLE TRACT ADJOINING GEARHART STATION We will take part payment in work. 100 1/2 FOURTH ST., CITY



People's Market, First and Taylor.

timora now owns over 900 acres over there, his place being a mixed farming, fruit and timber one, and he is fast becoming one of the south end of the country, all through his untiring industry and integrity. On his orchard that he set out about seven years ago there is this year an immense crop of peaches, pears and apples, which in an off year like this year proves that his orchard has the best of care and the best of soil.

Dobson & Fry last week sold 240 acres of ditch land north of Richmond to John W. Ackersbloom of Spokane, who will improve the property with alfalfa. They also sold 30 acres of ditch land adjoining the above to Mr. Neilson of St. Paul, Minn.

Fred Stewart, the former well known Ontario liveryman, sold his 28-acre ranch to Ronald Sage of McDermott, Nev. The consideration was \$350 per acre, or \$7000. The ranch is ideally located one-half mile east of Ontario on the road leading to the famous Payette bench. Mr. Sage expects to build a fine home on the place and put the ranch in a high state of cultivation.

One of the most important real estate deals consummated in Douglas county for several months was closed in Roseburg last week when J. O. Johnson, the Leona lumberman, sold his 722 acre fruit ranch, situated in the vicinity of Leoná, to John Sourapas. The consideration is said to have been \$30,000. The farm is considered one of the finest in the Umpqua Valley, and is highly improved. The purchaser has already assumed control of the property.

George Conn has given the Northwest Townsite Company a sixty day option on his land adjoining Paisley. It is understood that the price is \$65,000 and that the company paid \$5,000 for the option. George H. Russell of Prineville recently purchased 5000 acres of land from the Oregon Western Colonization Company. This land adjoins his already large ranch and will give him an 8000-acre tract which will make him one of the most independent ranchers of Douglas county. It is estimated that he will soon be able to cut 2000 tons of hay annually.

The Northwest Townsite Company of Philadelphia has bought 180 acres of land from the Oregon & Western Colonization Company. This tract includes what remains of the Oregon and Western addition to Burns. Engineers are expected soon to make a complete plat of this land. They have also bought 12 acres of the same company at Vale. It is understood that this company has bought in several other Central Oregon towns, including Burns. The company plans to put these lots on the market in the East after an extensive advertising campaign.

The Tebutat Real Estate Co. of Albany has sold the W. L. Burton 80-acre farm near Lacombe to Edward Ufford who arrived in Albany the day before from Washington. The consideration was \$20,000. The property is a splendid farm and will be materially improved by the new owner who is a practical farmer.

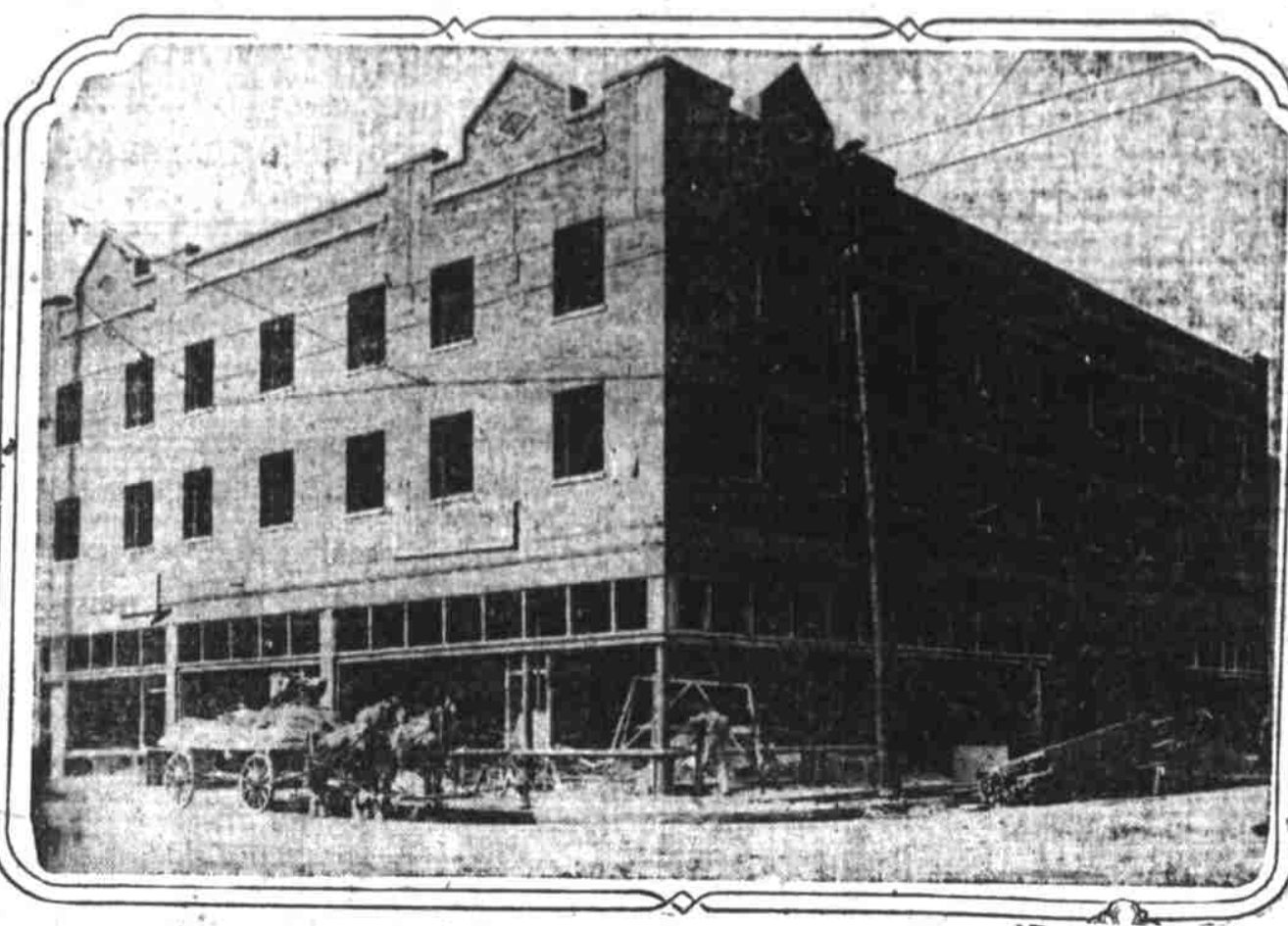
W. T. Cressler, of Cedarville, has added to his already large land holdings by purchasing from the Warner Valley Stock company the well known Willey ranches lying some five or six miles south of Adel. Four hundred acres were involved in the deal, the price being \$12,000. This purchase completes a chain of ranches from Nevada up into Oregon and down into California, all owned by Mr. Cressler and permits him of handling his cattle much more advantageously than would otherwise be possible.

Laurence L. Llewellyn, well known member of a well known Umatilla county family, has just purchased \$15,000 worth of farming land near Adel from Mary S. Rainville (nee Picard) and her husband. The land consists of 40 acres in one piece, 120 in another and two additional lots.

William Sager and wife have deeded their time and land containing 11-1-10 acres near Milton to H. D. Lamb for a consideration of \$3000.

Hope Bros., of North slough, Marshfield, sold their ranch of nearly 600 acres last week to Dr. Howard, of Everett, Wash. The price was not given, but it is reported to be \$35,000. There is a good deal of marsh land in the tract, and it is understood that the new owner will go extensively into cranberry culture. The Hope Bros. purchased the ranch eight and a half years ago from George Bee, paying \$3500 for it, and have since been engaged principally in stock raising. They had a good cattle range and made money in the business, while their property increased in value tenfold in the meantime. They came here from Idaho, but have no intention of returning to that state. In fact they say the climate of Coos Bay has too firm a hold on them to permit of their leaving.

King Tries Flying. (Publishers' Press Leased Wire.) Rome, Sept. 30.—King Victor Emmanuel is the first monarch to make an ascent in a government airship and on government business. While at Casale Monferrato his majesty went with an army aviator in an army airship passing over the castle of Pomaro making observations. While in the air the king remarked upon the safety of airships and the facility with which the position of armies and all localities could be discerned.



Store and rooming house erected by Patton estate at Front and Salmon streets.

FINE QUALITY OF BRICK NOW MADE IN LOCAL YARDS

WILCOX BUILDING IS NEARING COMPLETION

Portland Rapidly Becoming the Center for One of Most Important Industries—Process of Manufacturers Described.

Portland is rapidly developing into an important brick manufacturing center. Brick of almost every class, character, size, shape and color are now made at the numerous yards in the vicinity of this city. Not so very many years ago only the commonest kind of brick were turned out in Portland, and the result that facing brick and brick of unusual shape and color had to be shipped from California and the east.

Portland's earliest skyscrapers, the Marquam, Washington street wing of the Imperial hotel, the Dekum and the Oregonian buildings, were faced with brick shipped from as far east as Pennsylvania and Ohio. Brick are manufactured in an almost surprising variety of shapes, sizes and color tints, and is composed of clay, sand, lime, concrete and even glass.

HALLOCK PURCHASES IMPROVED ACREAGE

Two acres improved with three modern farm residences fronting Gladstone avenue and East Fortieth street has been purchased by F. S. Hallock from T. J. Leonard for \$15,000. Mr. Leonard took in part payment for the property a 320 acre ranch in Douglas county and a dwelling at East Fifty-third and Ash streets. The new owner of the Gladstone avenue tract plans to subdivide the piece and build a number of cottages, bungalows and a store building.

More than 40 varieties of mosquitoes make their homes in New Jersey.

Excellent Results. "The skillful mixture of different clays and the various methods of burning produce surprising results," remarked a Portland brick manufacturer. "The dry pressed brick is made from a minimum quantity of water, and the sand mold brick, which is the most primitive brick we have, is pressed in mud form into sanded molds, hence its name.

Repressed Brick. "Another surface is made by water dropped upon the brick, giving it a beautiful texture. Repressed brick are made by giving them a second pressing after they are cut. This is often done with the vitrified paving brick, which in skillful hands has found a place in certain positions in residence construction.

Protecting Dead Royalty. Vienna, Sept. 30.—A woman in Vienna has been sent to prison for three months for speaking disrespectfully of Maria Theresa, who has been dead for 131 years. In Austrian law royalty is protected from criticism written or spoken for 200 years after death.

One of the newest devices for mine rescue work is an oxygen apparatus so light in weight that one man can carry several of them to men buried in noxious gases.

STANDARDIZATION OF REALTY VALUE KNotty PROBLEM

Although Values Depend on Natural and Artificial Conditions, They May Be Ascertained, Say Experts.

"The Standardization of Real Estate Values," which was exhaustively discussed at the recent Denver convention of the National Association of Real Estate Exchanges, was by far the knottiest problem that came before the association and was the least understood by the delegates.

That standardization is possible was maintained by some of the ablest members of the profession, men who have made a study of land values, who were present at the convention.

It is easy to see that while the value of land depends upon natural and artificial conditions, sometimes complex, they are within limitation capable of ascertainment. There are scores of in-

teresting and minor artificial things upon which values depend. Real Estate Important. For instance, the ruling of the Interstate Commerce commission on the long and short haul may put a city on or off the map commercially, as some of the coast and interior Pacific states cities have recently had occasion to find out. The completion and use of the Panama canal will require a readjustment of the world's commerce. Undoubtedly, new economic conditions made by the canal will affect centers of population now existing and will create new centers. There are numerous other artificial things most important, affecting economic conditions and values. To gather up the assets that are capitalizable and the liabilities that should be discounted, and get the net results, is the problem of standardization.

Edlesen delivers dry cordwood.

RESIDENCE ADDITION COMMANDS FINE VIEW

Oakdale-on-the-River is the name of the high-class, exclusive, suburban residence addition, located on the east bank of the Willamette River, one and one-half miles south of the Golf Links. The tract embraces 26 acres and has a frontage of 1360 feet on the river. It is an elevated, slightly tract and commands a fine view of all the south half of Portland besides the mountains to the east and the hills to the west. Dr. Morrison plans to divide the tract into 25 building sites each containing an acre. The property will be handsomely improved and will be sold only to buyers, who will build handsome and expensive houses.

Dr. Morrison has owned 13 acres there for some time and only last week he purchased an adjoining tract containing 13 acres from the Star Sand Company. Among other improvements to be made to the property which will be for the use and benefit of all the residents in the addition, is a dock and bathhouse. The streets are to be hard surfaced, gas, water and sewer mains laid and telephone and telegraph wires put underground.

COMPLETE PLANS FOR APARTMENT HOUSE

Architects McNaughton & Raymond have completed plans for a 60x100 foot brick apartment house to be erected at the end of Harrison street on Twelfth by C. C. Smith. The structure is to be of mill construction, and is to contain 30 apartments of various sizes. Its estimated cost is \$25,000.

SOO SHORT LINE

Fast Service. This train is the train for the passenger who is in a hurry, and wants the best of everything. A solid through train from Portland to St. Paul and Minneapolis. Ticket office 143 Third street.

A REAL ESTATE MEASURING STICK

Nearly every person is familiar with the everyday commodities of food, clothing and other domestic necessities. In the purchase of these, quantity, quality and price are the determining factors.

Of the great number of real estate purchasers, comparatively few are familiar with values at their underlying analytical basis. As with other commodities, the element of quantity, quality and price are inherent and indispensable.

Real estate being immovable, the additional factors of location and environment must be taken into account. With these elementary and axiomatic principles in mind, let us measure up North Mount Tabor.

FIKST—Location and Environment. On the central east side, right on the Montavilla carline, with excellent service, convenient to stores, schools, churches, etc., and within 20 minutes' ride from the center of Portland.

SECOND—Quantity. Our price list gives the superficial area of each lot as well as the price. It will be noted that the average size of a North Mount Tabor homesite is 5000 square feet, or just the equivalent of two so-called "standard" 25x100-foot lots.

THIRD—Quality. This depends upon the improvement utilities installed. North Mount Tabor has well graded streets, six-foot cement walks, cement curbing, parking strips three feet wide, standard size water pipes, all at no cost to the lot buyer.

FOURTH—Price. With our printed price list in the reader's hands, he can easily make his own computation. He will find that the average price of the lot, including all these improvements, is about 15 cents per square foot.

With these figures and this analysis in mind, the reader can easily make his own application to any other property. Try it on a "standard" lot and then compare it with a North Mount Tabor homesite and note the great odds in our favor.

We are taking account only of existing conditions and have not discounted any future "going-to-bes."

SIX BUNGALOWS IN PARKROSE DISTRICT

Hartman & Thompson Syndicate to Build Handsome Homes in New Section.

Architect Lewis I. Thompson has been commissioned to get up plans for six bungalows to be erected by the Hartman-Thompson syndicate at Parkrose, the new suburban subdivision on the Sandy road east of Rose City Park. Each house is to be provided with a barn and chicken house, and is to be enclosed with a neat substantial fence.

Mr. Thompson is also getting up plans for a one and a half story eight room residence of the bungalow type to be erected for John R. Williams at Mount Scott. The building will be thoroughly modern, and will cost approximately \$2500.

James C. Logan has commissioned a local architect to prepare drawings for four five-room bungalows to be erected by Mr. Logan on Siskiyou street, near Sandy road, in Rose City Park. Mr. Logan reports an increasing demand for houses of this class and size, and plans to build a large number of them during the next 12 months. These houses will cost in the neighborhood of \$1800 each.

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DOUBLE WATER (FROM THE DAILY JOURNAL) KINNEY HOLDINGS WILL BE SOLD OUT Long Drawn Out Litigation Over Coos Bay Projects to Be Closed by Receiver. (Special to The Journal.) Marshfield, Or., Aug. 10.—The extensive Coos Bay real estate holdings of Major L. D. Kinney and his corporations, the Belt Line railway and the Coos Bay Rapid Transit company, will soon be in shape to be offered for sale. W. J. Rust, the trustee, has appointed appraisers to go over the property and get its value upon each lot and tract. Name Address

NORTH MOUNT TABOR SELLS ON MERIT Take a Montavilla car, marked "MV-EA," at Third and Morrison streets and ride to East Sixty-sixth and Glisan. Lots and prices plainly marked. Or come to our office and we will take you out. UMBDENSTOCK & LARSON COMPANY 286 OAK STREET BOTH PHONES