

OREGON PRODUCTS  
GAIN \$31,585,000

This State Strong Enough to Stand Alone, Assures B. S. Josselyn, Answering Question Put by Easterner.

That the state of Oregon produces enough wealth each and every year from its own natural resources to permit it to stand on its own feet is vividly and forcibly illustrated in a letter written by President B. S. Josselyn of the Portland Railway, Light & Power company to an eastern investor who seeks information about that line.

Essentially Mr. Josselyn assures statisticians gathered with him that substantial evidence exists that he makes for the state in his letter. These statistics are of such magnitude that even to the people of Portland and the state they will prove astonishing. He shows that the increase in products of the state during the year 1911 over 1910 amounts to \$31,585,000, an increase of 10.5 per cent. This figure takes into consideration that the population of the entire state is less than 700,000, according to the last census.

Points Are a Surprise.  
"I was pleasantly startled myself when I secured the figures," said Mr. Josselyn yesterday, "and no doubt many people here will be astonished when they have the figures presented because in our daily work we take little time to pause and realize what is really being accomplished up here. We hear in a general way now and then how much the farmers will realize from their wheat or other grain; how much flows into the state from the lumber manufactured or other sources, but we gain no comprehensive idea of what our resources really are until we get the figures by going into details. So when this investor sought information, I went deeply into the subject and prepared a complete statement."

Following is Mr. Josselyn's letter to the investor who suggests the possibility that the growth and activity of this section can be only temporary, that Portland cannot live on itself alone and is likely to be affected by conditions of transportation, manufacturing and agriculture throughout the country:

\$31,585,000 Increase.  
"You ask me what in my judgment will continue to boom this section until general business conditions improve and if it is possible that the new creation of wealth from the products of the soil can offset the vast reduction in the new money which has been invested in recent years by the great transportation companies, and I will tell you:

"The following are statistics carefully prepared, pertaining to Oregon for the year 1911:

"1. The increase in products of 1911 over 1910 amounted to \$31,585,000.

"2. The estimated expenditures for railroad development in 1912 is \$10,000,000.

"3. Building permits for 1911 show an increase of 13 per cent over 1910 and are in excess of those of all cities of the same population in the United States and of most of those having more than double the population.

"4. The increase in manufactured products for 1911 over 1910 has been \$8,669,000. For 1912 there are fully a dozen new manufacturing plants to open up for work, including such establishments as the 12th Street Machine Works, Portland Cement company and the Schwarzchild & Sulzberger packing plant, buildings for which are now in course of construction.

Bank Deposits Gain.  
"3. Bank deposits in Oregon show an increase in 1911 over 1910 of \$17,736,110, a 15 per cent increase, or 100 per cent increase over those of 1905.

"4. Farm products are estimated at \$125,000,000 for 1911, an increase of 300 per cent over 1908, or \$20,000,000 over 1910.

"7. It is estimated by Dr. Withycombe that during 1911 there has been added by the opening up of new farms 200,000 acres, of which 20,000 acres were planted to orchards. He believes that the new acreage for 1912 will be even greater.

The conclusion to be reached from the foregoing figures is that the increase in dollars received from the soil, rivers and meadows of Oregon will more than balance any loss in the production of railroad work conducted in this state during the past few years.

"Bank deposits, population, building permits and every line of human endeavor show an increase in 1911 over 1910; therefore, the activity of the population brought to Oregon by the inducements of railroad building; if that may be regarded, in its final analysis, as the inducement will offset a reduction of a railroad development.

Railroads Aid State.  
In other words, the support given to Oregon by railroad development of a continuous character for five or six years has placed the country upon such a stable basis through an increase in its population, that the added wealth and activity of its immigration are the best security for continued prosperity.

"In the year 1911 there was a comparatively small amount expended for railroad development, as compared with the year 1910, and the prospects for 1912 are much better than in the matter of railroad building. If the stoppage or reduction of railroad development in the fall of 1910 was to have produced a change in conditions, so far as the material prosperity of this section is concerned, it has failed, up to the present time, to materialize. It must also be remembered that not over 70 per cent of the expenditures made by transportation companies in this state remain in Oregon, on account of the materials being purchased in the east; therefore, half of the expenditure of this account in Oregon should be credited to industries outside the state.

"At the present time there are 8000 men engaged in construction work between Salem and Eugene in the extension of the Oregon Electric. Work is also being undertaken by the O. W. R. & N. in their double tracking plans between Portland and Huntington.

"It is also stated that a contract will soon be let for the completion of the Klamath Falls and Netron branch of the Southern Pacific railway. Preliminary work of a permanent character is under way for the extension from Eugene to Coos Bay and the public announcement is made that the road will be built by the Southern Pacific people this year. If these two—the Klamath Falls and the Coos Bay—extensions materialize, there will be more building for 1912 than for 1910; but, even with all rail-



Group of attractive new homes recently completed in Laurelhurst.

road building suspended, the marked increase in products of the soil and streams is sufficient to guarantee a prosperous year for 1912.

Figures Are Given.  
"The following table shows some of the larger products for 1910 and 1911 and the increase, expressed in dollars, rather than in pounds or bushels:

Table with columns for Product, 1910, and 1911. Includes items like Wheat, Oats, Hay, Fruit, Manufacturing, Wood, Livestock, Salmon, Molasses, Dairy products, and Poultry.

Brokers and realty operators complain that the local market is not broadening as it should. Prevailing conditions warrant a more extended movement but there appears to be a certain amount of reserve on the part of buyers which makes the situation, difficult at best, all the more puzzling to solve.

Table for WHEAT, OATS, and POTATOES with columns for Bushels and Value for 1911 and 1910.

Table for HOPS, SALMON CATCH, and COLUMBIA RIVER CANNED SALMON with columns for Value for 1911 and 1910.

Table for Government Crop Report, 1911, with columns for Crop, Per Cent, and Ore, Wash.

Table for Real Estate Sales Made, listing various crops like Sugar Beets, Apples, Peaches, Pears, etc., with columns for Price and Quantity.

"It might also be added that Hartman & Thompson, two weeks ago, put upon the market 250 acres of raw ground adjoining Rose City Park on the east, which was completely sold out in acre tracts in less than two weeks. They then put on sale a second unit of like area, which was completely sold out within the next week and they are now offering upon the market a third unit, more than 50 salesmen were required to direct the buyers to this property. There was no let up, late or early, as the people who had failed to get a location in the first unit concluded that they would be on hand early for choice in the others.

"The loudest complaints of business inactivity have been coming from the railroads. While some have cause for such complaint, others have not. While earnings in some sections have continued to show a decrease in comparison with 1910, except in the south, where there has been a slight increase, it must be remembered that the year 1910 was a record year and there is, therefore, no real ground for pessimism. It is true that some of the northwest railroads have shown tremendous decreases in their earnings, but I believe the main reason therefor is on account of the iron roads made into their territory by the new Milwaukee road.

New Lines Projected.  
"The statistics herein are indicative of the continued prosperity of this section and it must be admitted that your question is answered, to wit: whether the products of the soil will produce the equivalent of money spent by the steam railroads in this section during the past two years, as the money they have spent has produced increased area of cultivation with consequent increased returns from the soil. Notwithstanding all of this increase in products, the timber business is really at a standstill, although showing some slight improvement. Nature, that business starts up it will add materially to our other increased wealth.

"A representative of the Hill interests in Oregon and Washington has just left my office and informs me that his company alone expects to spend at least \$2,500,000 in the construction of new lines in Oregon during the coming year, so it would look as if even the steam railroads appreciate the advantages of this great state and are backing their faith by authorizing increased capital expenditures in the face of pessimistic ideas held in the east.

"When I can get together other news of an encouraging nature concerning this section, I shall be most pleased to pass it on to you."

Dry cordwood, Albina Fuel Co.

### RESIDENCE SITES CONTINUE TO BE IN FAIR DEMAND

Past Week Shows Larger Number of Sales Than Usual—No Less Optimistic Than When Market Better.

West Hayton, Or., Oct. 27.—There has been considerable activity in irrigated land here during the past two weeks. Hartman & Thompson's engineers arrived today to block out 12 tracts completed in the sales made recently. Some of these will be put out to orchards, others will be used for extensive farming, while one of them will be a model dairy, run by a newcomer from North Yakima who purchased 10 acres of irrigated land and chose without.

One Good Deal.  
But one deal that would attract even passive notice was reported and that was the sale of a quarter block at the southwest corner of Fifteenth and Thurman streets by the Portland Oregon Land Co. to L. E. Crowe for \$40,000. This property was purchased last May by the selling concern for \$35,000 and was bought by Mr. Crowe as an investment.

Residence properties of all grades continue in fair demand. Last week's transfers show a larger number of sales than usual by speculative house builders who operate in the high classed districts. More than a half a dozen new Laurelhurst homes were sold at prices ranging from \$5000 to \$7000 each. Considerable activity was noticed in Irvington and Rose City Park. In vacant residence properties in the higher priced additions, the week's record was above the average.

The following are some of the more important sales reported:  
Fred J. Manning purchased from A. W. McCain a newly completed house and lot described as lot 21, block 16, Laurelhurst. The consideration, \$6000.  
The new two story dwelling located on East Thirteenth street between Stanton and Knott was sold to R. E. Hickson by C. A. Shepard for \$4200.  
E. E. Mergen sold to F. C. Burnes of the United States National bank, lots 8, 9 and 10 in Maryland Heights, for \$9000.

Councilman J. J. Jennings took title to a house and lot located on East Twenty-first street between Stanton and Knott. The property was sold by C. L. Saunders for a consideration of \$6600.  
J. E. Grede purchased a house and lot on East Forty-fifth street, two blocks south of Hawthorne avenue from J. E. Sprague, for \$4000.  
C. G. Herman closed a deal last week with S. C. Catching for a cottage and a 50 foot lot located on East Taylor street just west of East Sixteenth, for \$5250.

The northwest corner of First and Whitaker, south Portland, has been sold by F. S. Hallock to J. Tobin for \$2500.  
G. W. Priest has sold for \$2200, Pollard a house and lot in Laurelhurst described as lot 3, block 20; for \$4500.

### SOO-SPOKANE-PORTLAND Train de Luxe.

A handsomely equipped electric lighted solid train of library compartment, observation cars, standard, tourist and dining cars of the most modern design. The attractive route across the continent. Ticket office 143 Third st.

THE MEIER & FRANK STORE'S 11TH ANNUAL BOLL SHOW. Turn to Back Page SECTION I. PACIFIC IRON WORKS. STRUCTURAL STEEL ARCHITECTURAL IRON Immediate Delivery Portland, Or.

### IRRIGATED TRACTS FIND READY SALES

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### A Saddle for Goat Riding.

To give a boy the fun of riding on a goat's back without straining the animal, an inventor has devised a saddle that is supported by three wheels, one on each side and the third at the rear.

Considering the enormous volume of building going on in Portland as well as the new construction projected for the next year, the prevailing quiet in realty is difficult to understand. As a rule, a heavy building development is accompanied by an equally active buying, but such is not the case in Portland and it has been for a year.

Last week's market was notable for the absence of transactions of any size. But one deal that would attract even passive notice was reported and that was the sale of a quarter block at the southwest corner of Fifteenth and Thurman streets by the Portland Oregon Land Co. to L. E. Crowe for \$40,000. This property was purchased last May by the selling concern for \$35,000 and was bought by Mr. Crowe as an investment.

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### CONSTRUCTION TO START ON MODERN RESIDENCE

The Butterworth-Stephenson company has begun the erection of a two and one half story 15 room frame residence at the corner of East Sixteenth and Thompson streets for a wealthy timberman, which when completed will be one of the finest homes in the Irvington district. The building will have ground dimensions of 28 by 24 feet and will occupy a full quarter block at the northwest corner of the street intersection. Its estimated cost is \$1800.

The building will have hardwood floors and the ground floor will be finished in hardwood. On the ground floor will be a 14 by 23 foot living room, finished in selected, quarter sawed oak. Built-in conveniences and a handsome limestone fireplace will ornament the living room. The dining

room will have a wood ceiling with recessed lighting. Quarter sawed oak will be used in finishing all of the lower floor except the kitchen. Two large chambers, a dressing room, study, chamber, sleeping porch and bath complete the second floor. The third floor will contain a large finished bed room and bathroom.

### CRIPPLED AT TWO PREACHES AT 95

London, Oct. 27.—The Rev. Herbert Hadden, Baptist minister, tailor, poet and author, who has just passed his ninety-fifth birthday, is the oldest officiating minister in London. His preaching on an average only once a month, but he preaches on the second Sunday of the month in a hall chair in the place he has ministered at in Chelsea for 64 years.

And yet this wonderful man, whose record has been one of amazing activity and energy, has been a cripple since he was two years old, when one of his legs became paralyzed. He practically educated himself, paying for his education out of his earnings as a tailor, till he passed the necessary examinations to make him a minister.

He was the Robert Braghton who created a sensation some 40 years ago by his denunciation of the notorious "Treasure Gardens, in an impassioned poem called "The Trial of John Bull, or the Horrors of Cremona," which resulted in a libel action against him, which he won, and ended in the abolition of the gardens.

"You of today," said Mr. Bradden, in discussing his fight, "can have no conception of what sort of plague spot that den of infamy was. Under the guise of gaiety, it was a hotbed of immorality, drunkenness and abomination of all kinds. At all hours of the night there were fast people tramping from the West End to the dancing floors and supper pavilions, and hardly an evening passed without some brawl. In underground vaults practices went on that cannot be described. I knew of one promising young man who, after two nights of depravity at Cremona, went and drowned himself."

The Republican primary in West Virginia next June will be the first ever held in that state for the nomination of state officers.

### PAYS \$5000 FOR RANCH IN TUALATIN VALLEY

For the purpose of enlarging the grounds about his private residence, J. H. McIlvaine has purchased from E. G. Davidson a 10 by 100 acre lot, located at the southeast corner of East Twenty-first and Taylor streets, consideration \$5000.

Mrs. Ora M. Campbell, of Aberdeen, Wash., has purchased a 120 acre tract located near Sumner, in Tualatin valley. The property is in a high state of cultivation and is covered with a 1 1/2 story frame dwelling. It was sold by Alfred Ince for a consideration of \$5000.

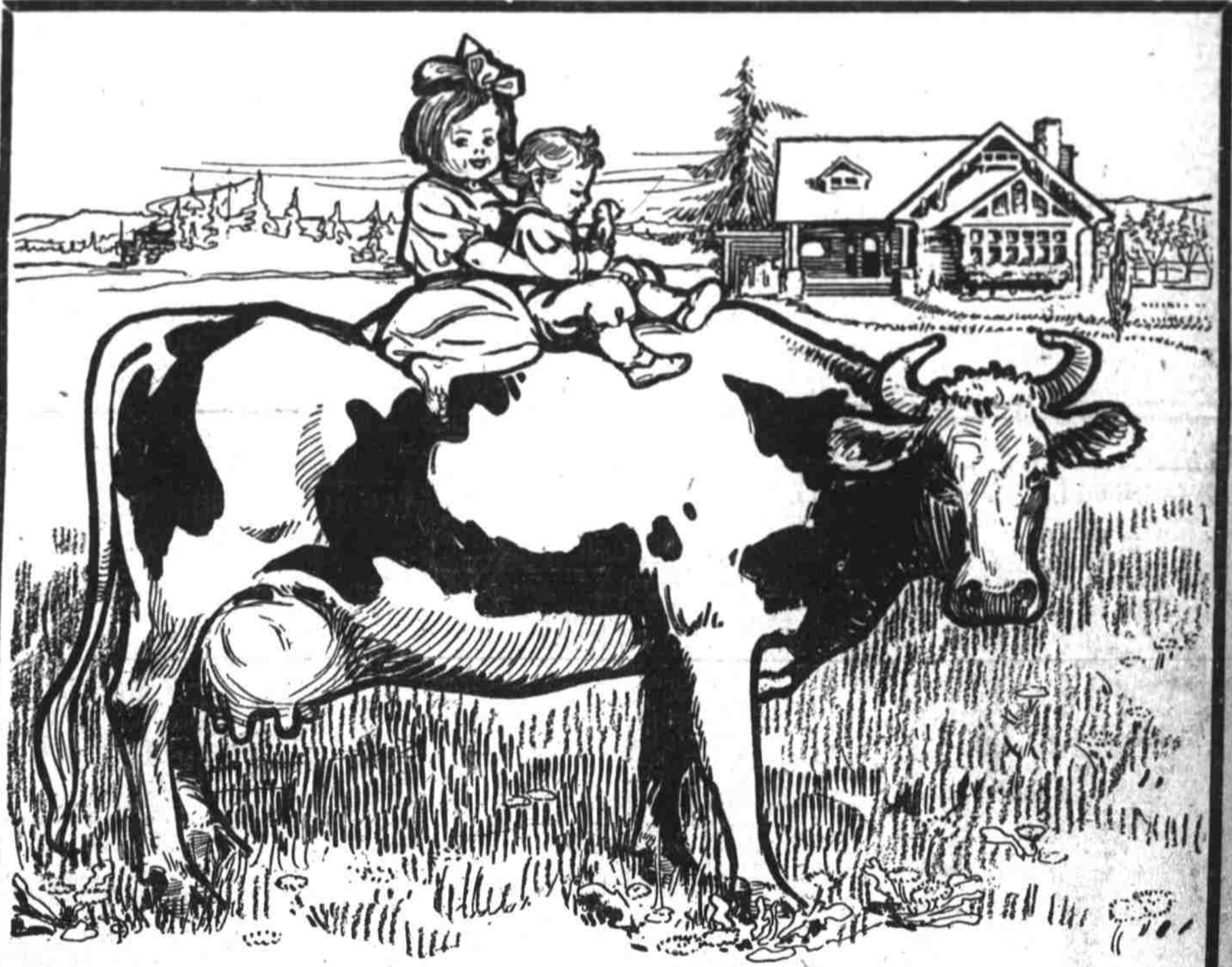
### FIRM REPORTS SALE OF ACREAGE TRACTS

Aitchison & Allen, dealers in Oregon farm lands, report the following acreage sales concluded in the past few days:

Five acres to W. R. Moffitt of Portland, 1.75 acres to R. H. Moffitt of Portland, 1 acre to Louis H. Harrisman of Portland, 1 acre to North A. Barker of Portland, 1 acre to C. A. Kirk of Portland, 2 1/2 acres to John Judge of Portland, 1 acre to E. M. Locker of Portland, 1 acre to C. F. Parker of Portland, 1 acre to C. M. Parrier of Portland, 1 acre to G. C. Carlson of Portland.

All of the above tracts but two will be improved at once. Roads are being graded, bridges being built and sidewalks will be laid through the tract within a few weeks.

A New Jersey inventor has covered an aeroplane with a canopy in the belief that it will act both as a plane and as a parachute should the machine fall.



# Let Bossy Pay For Your Parkrose Acre

## Some Interesting Facts and Figures on Solving the High Cost of Living

If we offered you a Parkrose Acre free you would doubt our sincerity—you would naturally be suspicious, feel as though there was a string to the offer.

We're not offering Parkrose free, but when you figure up the lowest possible income that can be derived from one of these fertile Parkrose Acres, you actually can make it pay for itself, to say nothing of the increase in value as the city grows, the advantages of living an outdoor, happy, contented life, in the most desirable section of the city.

We can show you—yes, actually prove—that an acre in Parkrose will produce enough for the whole family and take care of your payments besides.

HERE'S WHAT A COW PRODUCES  
For example: A cow costs \$50 to \$75, and will give three to four gallons of milk daily. (Many cows give as high as five to seven gallons.) That's nearly a pound of butter a day for 365 days. You know how high butter is right now. Figure out your income—to say nothing of the abundance of skimmed milk you'll have in addition.

Suppose you sell and deliver the milk—milk today is 10c a quart—three gallons daily means \$36 a month income. Add to this the income that can be derived from a few dozen chickens, from a lot of vegetables, fruits, etc., and the High-Cost-of-Living Problem fades into insignificance.

ALL IMPROVEMENTS INCLUDED  
Then, remember, that living in Parkrose only means 10 minutes more in the morning and evening; you'll have excellent streetcar facilities, water, electric lights, telephones—everything that's worth while. And, remember, that there's just so much of Parkrose and no more. Over \$400,000 has been sold already. We can say or do no more except to assure you that as a place for a desirable home or as an investment, or as a means to solve the high cost of living, Parkrose stands unequaled—east, west, north or south.

COME OUT TODAY ANY TIME — SEE AND JUDGE FOR YOURSELF — PHONE AND ONE OF OUR AUTOS WILL TAKE YOU TO PARKROSE—OR TAKE THE ROSE-CITY PARK CAR, GET OFF AT END OF LINE AND AUTOS WILL MEET YOU THERE, MORNING OR AFTERNOON

# HARTMAN & THOMPSON

Chamber of Commerce Building Fourth and Stark Streets  
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