

TRADING IS AGAIN ACTIVE FOLLOWING HOLIDAYS SLUMP

Realty Deals Reported From Various Sections of State Indicate Market Is Returning to Healthy Condition.

Real estate activity throughout the state is looking up with the opening of the new year. The holiday season brought trading in country property almost to an absolute standstill, but since the first of the month trading has been as active as it was at any time during the last few months of last year.

N. E. Townsend has just returned to Grants Pass from Seattle and states that it looks today as if a deal will go through in which Seattle buyers are negotiating for the Penn-Oregon ranch of 1760 acres.

Mr. Townsend said that the deal had not been finally closed, but that the way matters looked now the ranch will be taken over by the Seattle men.

The Penn-Oregon ranch is one of the most valuable and one of the most highly improved holdings in southern Oregon.

A deal involving over \$28,000 worth of property was concluded this week by which Ray E. Vest and C. C. Boswell enter into partnership in the sheep business, buying the J. A. Funk ranch on the Chemunmus, in Wallawa county, and its full equipment for carrying on the sheep business, outfits, range rights, etc. The ranch consists of 1440 acres, 860 of which is in a body along the Chemunmus, and the remainder taking in the water down Pence creek and clear across the Innaha. The land, outfits and a private telephone line passed at \$15,000.

Mr. Boswell had previously bought 2550 sheep of Mr. Funk, together with a lot of horses, machinery, etc., and these are put in the partnership, the sheep being priced at \$3.50 a head.

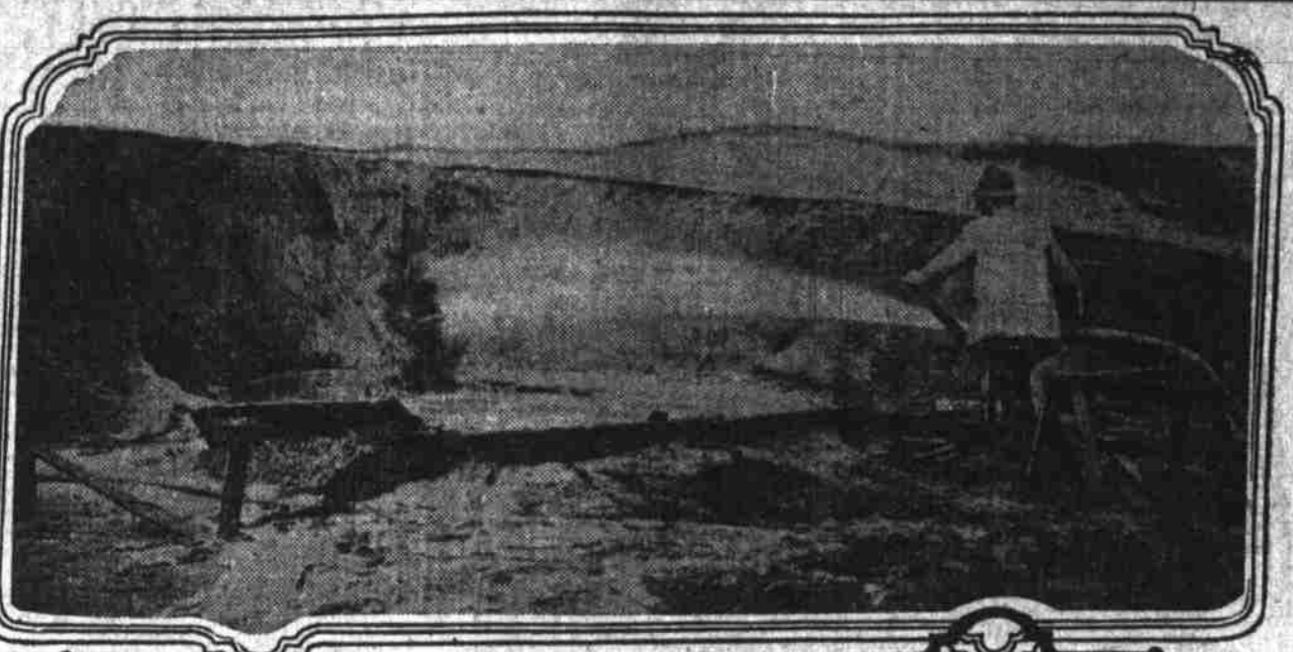
H. A. Galloway has bought of G. W. Stiggs of Weston the Hodge homestead one mile northeast of Enterprise for \$20 an acre. The ranch has fair improvements. There are 60 acres seeded to wheat, about 18 acres in barley and there are 55 acres more of plow land. This farm adjoins Mr. Galloway's homestead. The deal was made by Corkins and Wagner.

A. B. Nelson of Chicago, Ill. has purchased of the Western Land & Irrigation company a 10 acre tract of land. He has made a contract with this company whereby they will put the entire 10 acres in orchard in the spring and take care of it for him for three years, after which he will come to this county to look after it. The purchase was made through Dr. Staphis.

A. N. Parsons has just consummated a realty deal in which R. C. Pearson of Adams, Neb., purchases from Henry Schubert 14 1/2 acres of land lying to the eastward of Grants Pass and running through from A to D streets, and located this side of R. E. Kroh's handsome Tokay Heights. The purchase price was \$5,500.

T. T. Totten has sold his farm five miles north of Allegany, on the west fork of the north fork of Coos river, to Jerry McKinney of Marshfield, and has left for Enid, Okla. Mr. Totten

New Building Tract Made By "Sluicing" Hills at Gearhart



Since the close of the beach season last September at Gearhart-by-the-Sea, an area equal to more than 20 acres north of the hotel has been leveled and made ready for building. Throughout the fall and winter the work of slucing down these sand hills at Gearhart has been carried on under the immediate supervision of J. E. Webb, who is

in charge of the Gearhart properties in the absence of O. W. Talor, president of the company, who is spending the winter in southern California.

While speaking of the immense development work under way at Gearhart Mr. Webb said: "We expect to continue slucing the sand hills on the ocean front north of the hotel until

we have brought the entire ocean front of our property down to the level of the hotel site. Visitors to Gearhart-by-the-Sea next summer will scarcely recognize the resort, so extensive are the improvements that we have under way and on which great progress will be made between now and the opening of the beach season."

filed on the place six years ago, and one of his sons filed on the adjoining farm. There is scarcely any timber on the place and most all the farm can be tilled or set to orchard trees. The family will remain on the farm till next summer, when Mr. Totten plans to move them to Oklahoma. Mr. Totten has made many friends in this city and in his neighborhood, who regret to learn of his intention to leave.

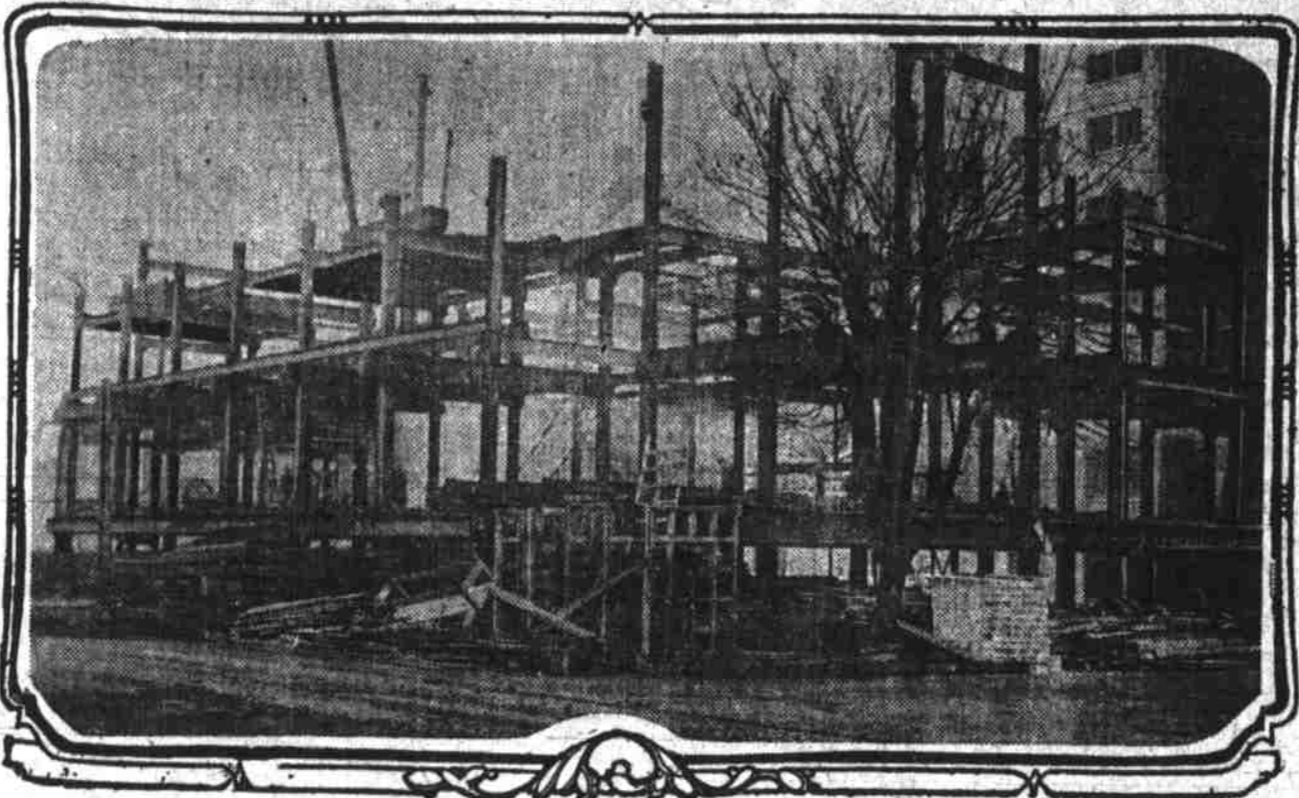
T. O. Webster and wife have sold to Nettie Swanson and wife 320 acres of land situated near the foot of the Weston mountain for a consideration given at \$15,000.

Mrs. Mary Powell has sold her 548 acre farm north of Brownsville to Joseph Barber, of Rockwell City, Iowa, for \$10,000. Mr. Barber visited Oregon about two months ago and fell in love with the country and will move to Oregon in March. When here Mr. Barber was accompanied by J. L. Tennant and George L. Brower, a banker of Rockwell City, from which place R. W. Tripp, George N. Jewell and R. P. Daugherty hall. The sale was made by Mr. Tripp.

J. C. Mack has secured a half section of land in the Hudson bay country, according to two deeds placed on record at Pendleton this week. The first conveys 160 acres from Narcissa C. Moore to him and the other the same amount from W. Edwin Moore. The consideration was \$3500 for each tract.

T. W. Waring, who recently went into the Willamette valley near Salem, has bought 120 acres near Lincoln, Or. His son, M. L. Waring, and he are going to set out 100 acres of orchard and 20 acres of nursery stock in prunes, walnuts and apples in Polk county just across the river from Salem. They expect to get these tracts planted early this spring.

This week a deal was consummated by the Oregon Land company, whereby Mr. Knapp, of Pipestone, Minn., and recently from Alberta, Canada, becomes the owner of 40 acres north of Forest Grove, on the Thatcher road, Messrs. Ed Boos and John Wirtz transferring



Erecting steel skeleton of west wing of county courthouse; heaviest steel construction, next to Yeon building, ever put up in Portland.

the property to Mr. Knapp for a consideration of \$7000. The new owner will make his home on the property, 20 acres of which are in cultivation.

J. W. Kirkpatrick of Urbana, Ill., has purchased the Mitchell & Boeck orchards, near Medford, for which he paid \$25,000.

This orchard tract lies just to the east of Coker Butte, in fact is a part of the famous Coker Butte, which tract has made so many farmers records in its fruit products. There are 28 1/2 acres in the tract purchased by Mr. Kirkpatrick, and all of it, save a building site, is in bearing orchard. There are 10 acres of Newburg apples trees, 11 acres of Bartlett, three acres of Ben Davis apples and two acres of apricots.

C. C. Conner, the well known Farmers' union worker and resident of Helix, in Umatilla county, has purchased of E. F. Brotherton and wife 160 acres of wheat land near that town for a consideration given at \$5000 in the deed. The real purchase price is said to have been \$5000.

Another large realty deal was consummated at Newburg when 223 acres, located four miles northwest of Newburg, was sold to Newburg parties involving a consideration of \$27,000. The deal was swung by the Newburg Land company. The owners of the tract were H. C. Christenson, Nels Nelson, Dixon Brothers, N. F. Byers and G. W. Byers Jr. According to the report Henry Amos takes 16 acres, S. N. Hargard 103 acres and Nels Nelson the remaining 99 acres.

D. L. Cartmell reports the sale of the L. C. Brush farm, three miles southwest of Eugene, to Frederick Girard, recently from the east. The consideration is not given out, but it is learned that the purchase price is something near \$10,000.

This farm contains about 23 acres of fine hill land, a good orchard of about 700 trees and all kinds of fruit, a good house and barn, well improved and up-to-date, and about three acres in timber. Mr. Girard will have a fine home where he has a good view of Eugene and surrounding country, and can raise fruit of all kinds. It is a beautiful home, and is well worth the purchase price.

By a deed recorded in Pendleton, T. O. Wester and wife of Walla Walla have sold to Andrew Swanson and wife \$20 acre lying near Blalock mountain in the north part of the county. The consideration given is \$15,000.

A. E. Wayland of Spokane, Wash., has sold to Thomas Thompson, the well known wheat raiser of Pendleton, 220 acres of fine wheat land situated near Stanton station for a consideration given at \$18,000.

G. W. Kroh, son of R. E. Kroh, owner of Tokay Heights, has received a telegram from his father at Kansas City stating that he has sold to date 20 one acre tracts in Tokay Heights.

Mr. Kroh left for Kansas City, his former home, a few days before Christmas, and the telegram proves that he has been busy and accomplished much in the brief time he has been in the Missouri City. In his message Mr. Kroh stated that he had no trouble in interesting people of that section in Grants Pass realty, and as a result of the sales there will be some handsome homes rising on Tokay Heights during the year.

Girls Will Not Invite. (United Press Special Wire.) San Rafael, Cal., Jan. 20.—Leap year and woman suffrage were given a severe blow here today when the girls of San Rafael plotted against the time honored custom of inviting candidates to the Military academy dance. "Invite us," they said.

Slaked limes, mixed with three times the quantity of sawdust will remove grease from a wooden floor.

FARM LANDS GO UNUSUALLY WELL

Good Demand for Improved Properties Adjacent to City Seen by Dealers.

Farm lands in the district adjacent to Portland are moving unusually well since the first of the year. Brokers dealing in this class of properties report a better demand for improved holdings than for some months past.

J. C. Middleton, a Yakima, Wash., farmer, has purchased the Herman Rehberg ranch of 40 acres, located near Tigardville, paying \$250 an acre.

Nellan & Parkhill report the following sales:

W. M. Coates of California, has purchased the J. W. Gray farm of 20 acres, located west of Oregon City and 12 miles south of Portland, for \$5700.

E. H. Bauer, of the firm of Miller & Bauer, has purchased the Elsie Nansen farm of 106 acres, located about 10 miles northwest from the center of the city on the Germantown road. The farm with personal property thereon was taken over at \$12,000.

Theodore Heufert of Portland, purchased the L. J. Orendorff farm of 25 acres at Siefert station on the O. W. P., for \$3600. Mr. Orendorff taking as part of the consideration a lot and five room house in central Albina.

D. O. and J. C. Day have just bought

GROUP OF BUNGALOWS FINDS A READY SALE

No better evidence is wanted of Portland's constant and heavy increase in population than the experience of house-builder John L. Karnopp, who has just completed a group of six attractive bungalows out on Hawthorne avenue, every one of which was sold to a man or family—three of them being newcomers—within 30 days after they were ready for occupancy. The houses are located on East Forty-first street just off Hawthorne avenue, and were sold to the following buyers:

E. S. Higgins, advertising manager for the Pacific States Telegraph & Telephone company, \$3200; R. L. Balzer, local representative of the Wheeland company of Chattanooga, Tenn., \$2500; R. W. Edwards, local business man, \$2500; John Horstman, retired rancher, \$2500; Fritz Anderson, machinist, \$2500; and E. M. Filisinger, local business man, \$2500.

Mr. Karnopp also recently sold a house and lot in Sawickley addition, belonging to E. A. Taylor, to L. M. Jungblut for \$4000.

Moose Lodge at La Grande. (Special to the Journal.) Baker, Or., Jan. 20.—The Moose lodge will go to La Grande tomorrow to organize a new lodge. It is reported that 200 will go by special train.

Journal Want Ads bring results.



5 Acre Poultry Farms We Teach You the Business. Cooperative Buying and Selling. OAKLAND POULTRY PRODUCTS CO. 208-J Spaulding Bldg. Portland, Oregon.

Four Homes in the Irvington District Just Completed

Prices \$4000, \$4000, \$4250 and \$5000

OFFER TO INSPECTION SUNDAY FROM 10 A. M. TO 4 P. M. We want you to inspect the class of homes our company builds. We want to prove to you that Denler Company Homes MEANS BEST MATERIALS, BEST WORKMANSHIP and BEST VALUES. Investigate.

WE OPERATE WHERE PROPERTY WILL RAPIDLY ADVANCE IN VALUE. These houses are on Tillamook st., between 28th and 29th sts., face south. Beautiful elevation. After a thorough inspection of these homes you will agree with us that at the prices asked, \$4000, \$4250 and \$5000, these are the best propositions today in the city of Portland for a home or investment. These properties are in a beautiful neighborhood and in the same district with homes running as high as \$50,000. This is the first opportunity to get a moderate priced home in this district.

THREE HOUSES CONTAIN THE LATEST FEATURES FOUND IN THE HIGHEST PRICED HOMES. Three of these offerings are of the bungalow type, of beautiful design, brick and cobblestone porches, massive chimneys. The interior arrangement is complete and cozy, with hardwood floors, fireplace, pretty buffets, bookcases, beam ceilings, plate rails, white enameled Dutch kitchens, with all up to the minute features. Fine bathroom fixtures, sleeping rooms nicely decorated and woodwork white enameled. Expensive papers in living rooms, dens and dining rooms. Doors throughout are all latest designs, showers in living rooms, domes in dining rooms, lanterns on porches. Window shades. Large basements with furnaces and laundry trays. Hot and cold water, wood lifts.

DEALER HOMES ARE GUARANTEED. Our buildings have our constant supervision. We guarantee every item used in the construction of these homes to be first class, the same class of fixtures, decorations, etc., that go into homes many times the price of these. We give more value for your money than any builders in Portland.

If you buy a Denler constructed home you get the benefit of expert builders' service, assuring good designing and workmanship, and the benefit of our cash, assuring highest discount on materials. You lose no time from your business and have no building worries. We turn the house over to you ready for occupancy.

TAKE BROADWAY CAR, GET OFF AT TILLAMOOK, WALK EAST TO 28TH ST.

640 CHAMBER OF COMMERCE Main 6594

THE DENLER REALTY CO. BUILDERS and OWNERS

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We've solved the high cost of living. We've purchased acreage tracts in Parkrose

We're still plugging away in a rented abode



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PARKROSE

Prices are extremely low. Terms are very easy 10 per cent down, 2 per cent per month.

HARTMAN & THOMPSON

Fourth and Stark, Chamber of Commerce Bldg. Phone 208, A-2050

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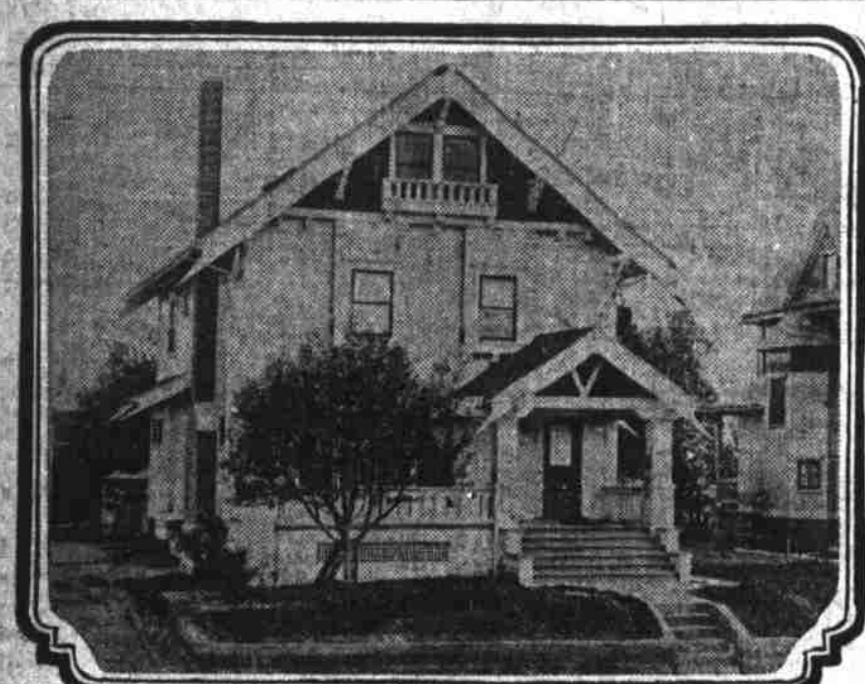
To get in touch with persons interested in starting saw and planing mills, sash and door factories, fruit canneries, creameries, vinegar works, drug stores and business enterprises of various kinds.

Splendid opportunity to locate on small tracts in the Tualatin Valley country, near new town of North Plains. Three churches, schoolhouse, fine country residences and business houses in course of construction. ELECTRIC TRANSPORTATION, WATER, LIGHTS.

FOR PARTICULARS, CALL OR WRITE

RUTH TRUST COMPANY

Main 5076, A-3774 235 Stark St., Portland, Or.



Attractive new home of S. E. Smith, 533 Marguerite avenue, recently built at a cost of \$4500.

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we have hundreds of successful deals brought to our attention... but in almost every case the operators have been able to hide behind the "loophole of the law" and avoid the legal consequences... If it is the man who makes the deal with care... If it is the man who makes the deal with care... If it is the man who makes the deal with care...

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