

PENDLETON GOING AHEAD RAPIDLY IN LINE OF BUILDING

New Record Will Be Made in 1912 Judging From Present Activity; Other Realty News About State Reported.

Pendleton is anticipating for the year a record 12-month of new construction. "With but a month and a half gone," says a Pendleton paper, "a number of business houses and residences have been started and a number of others are projected."

"Down in the west end of the city on Hazel street a structure is nearing completion which will house the most up-to-date and largest abattoir in the inland empire outside of Spokane. The Pendleton Meat company, which is a corporation comprised of several local butchers, has had a force of men at work on the building for several weeks and within a short time the modern machinery will be installed and the institution opened for business. It is being constructed of concrete and will cost in the neighborhood of \$15,000. Besides the regular slaughter house equipment, an ice and cold storage plant will be included in the building and the sewer which is now being extended to the site will make for cleanliness and sanitation."

"Among the new residences being constructed are the Herman Peters residence on West Webb street, and two cottages on Willow street on lots owned by J. A. Horn. The Peters residence, when completed, will be a commodious and handsome dwelling, and will be a great addition to the west end residential section. The Horn cottages are located just to the rear of the home of Mrs. Aurs Raley. Each will contain five rooms, a laundry basement and all modern conveniences. The excavation is already under way and construction work will soon start. Mr. Horn is building the houses for rent and so great is the demand for modern dwellings that one was engaged before work was commenced."

"Will McKinney, teller at the American National bank, has just completed a five room bungalow on Washington street and has moved into it."

"Within a few days actual construction work will be under way on a handsome new high school building."

J. W. Bush, through his agent, E. T. Wade, has sold to Julius Guderian his Birch creek ranch consisting of 350 acres. The price is not given, but it is known that it runs up into the thousands.

F. M. White of Redmond has sold 400 acres of his timber land in Clackamas county for nearly \$20,000. He left Redmond recently with J. H. Cook to look at a cattle ranch in the Silver lake section with a view of investing there. Mr. White was Redmond's first mayor, and is now serving as councilman.

Some good real estate sales were closed last week in the vicinity of Brownsville. W. J. Moore reports the sale of the R. R. McKinney 50 acre farm, one mile north of Holley, to J. N. Hunter and wife for \$4000; also the Frank Wigle 100 acre farm, two miles north of Harrisburg, to A. Slueter of Iowa. The price paid was \$90 per acre. Mr. Wigle bought this land about a year ago when time he has built a new house and made other good improvements.

W. J. Ross of Milton has purchased from I. M. Rambo, two acres of fruit land below Freewater.

J. W. Jones of Ferndale, this week purchased from Allen Sandifer 15 acres of garden and fruit land north of Milton.

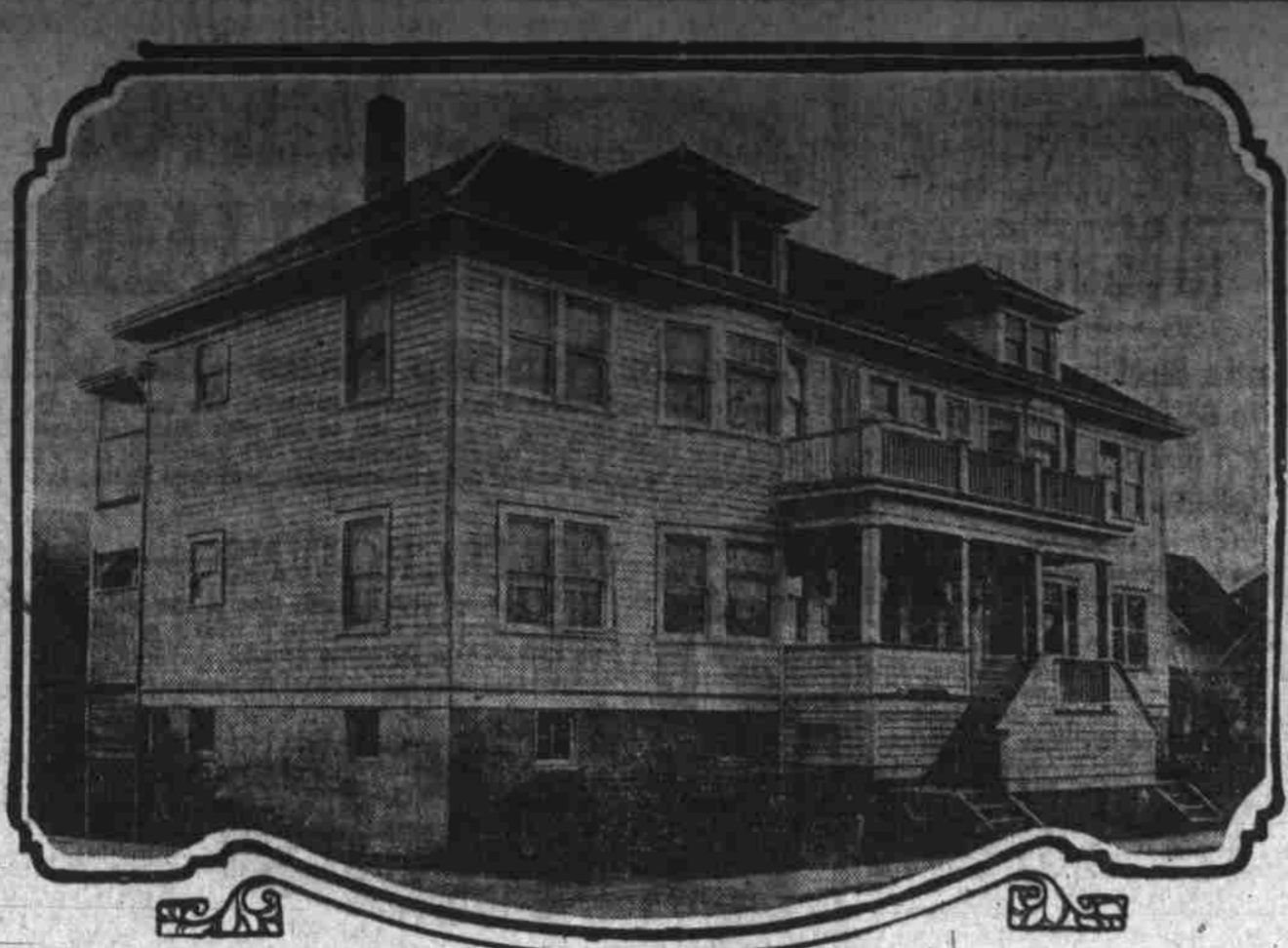
Mayer J. D. Gordon of Newberg has sold 10 acres of land near Springbrook for \$7000, and Granville Evers has sold ten acres of land to Isaac Van Biaricom for \$2818.

Frank Wigle of Harrisburg has sold his 100 acre farm for \$9000 to A. Slueter of Iowa, possession to be given March 1, and is a splendid little farm.

Frank Hubbard of Umatilla county has recently sold his fine ranch at the mouth of Seven Mile canyon to one of the Wright brothers of the reservation. Mr. Wright has recently purchased a number of properties in the same locality, among them being the former Joe Rothlin and Bowman ranches.

William M. Wright of Pendleton has acquired title to considerable land east of Pilot Rock in the east Birch creek country. For a consideration of \$2,777.60 he has bought a section and a quarter of Benjamin F. Hubbard and for \$8800 he has purchased about a section from John Crow.

One of the biggest farm deals reported in a long while in Lincoln county was the sale of what is known as the "Ocean View Resort," at the mouth of the



Four suite apartment building, erected by C. B. Webb at Rodney avenue and Maegley street, upper Albina.

Yachats, owned by O. V. Hurt, to W. J. Wilsey, representing eastern parties, for a consideration of \$25,000. The ranch consists of 325 acres, all of which is good land, and especially adapted to grazing and dairying purposes. Mr. Hurt purchased the ranch about two years ago, paying \$7400 therefor, and it will be noted he has been paid three times his purchase price. It is said the new owners will lay out and improve the tract for a modern up to date seaside resort.

Fred Bail has bought James Thompson's Cottonwood ranch located near Fossil consisting of upwards of 800 acres of mixed farming, grazing and timber land, and takes immediate possession. This land joins Mr. Bail's other holdings, and he now owns a stock ranch consisting of about 2000 acres, about five miles distant from the town of Fossil.

John U. Strahm has sold his ranch near Harrison to Martin V. Turley, \$3500 being the consideration. Mr. Turley also bought the adjoining property from Edward C. Strahm, for which he paid \$2300.

J. W. Bush of Pendleton has sold his Birch creek ranch, consisting of 250 acres in Umatilla county, to Julius Guderian. The price is not given, but it is known that it runs well up into the thousands. E. T. Wade made the deal.

The Jack Rodman Realty company sold to Attorney G. F. Skipworth one of their 10-acre tracts in Debrick Gardens near Eugene. This is the last except one. A total of 237 acres in 10-acre tracts have been disposed of in two weeks, which indicates that people



Lincoln Apartments, new three story and basement multi-family house at Fourth and Lincoln streets, in South Portland.



The "Luzerne," three story apartment building erected last year at Third and Hall streets.

are going in for intensive farming around Eugene at a rapid rate.

Several deals of considerable importance are reported from Spray, Wheeler

county. R. E. Wilson sold his ranch at the mouth of Kabier creek to J. J. Carner. Mr. Wilson received \$1000 more than he paid for the place three years ago. The place is well improved, and is one of the best on the John Day river. Tuesday Mrs. S. L. Cross sold the Hotel Cross property to Mr. Wilson.

O. J. Johnson and son have secured a very fine tract of land, comprising 5000 acres adjacent to the S. P. railroad near Oakland, Or. This land is mostly cleared and ready for the plow. There is no better land in the Umpqua valley for general farming, fruit and poultry raising. Messrs. Johnson have eastern parties interested in forming a company to take over this tract, and it is probable it will be colonized by Scandinavians. The land will be divided up and will be placed on the market at legitimate prices.

Architects McNaughton & Raymond have completed plans for a four-story brick apartment house, for M. Olsen, which he will soon begin to erect on a 100 by 100 foot site at East First and Multnomah streets. The apartment is to be called "The Serene" and will be the largest structure of its kind on the east side and one of the finest of such buildings in the city. It will contain all told 46 suites, 20 of them three-room, and 26 two-room, and all will be equipped with disappearing furniture and built-in conveniences.

The exterior walls will be of red pressed brick and Bedford sandstone trim. Mosaic tile floors and marble wainscote will be features of the entrance and lobby. Throughout, the finish will be in eastern hardwood, and all the floors will be laid in hardwood. The building will be equipped with an electric elevator, a vacuum cleaning system and a refrigerating plant.

A new feature of the design is the garden with patios covering provided for the roof. The contract for the erection of the building will be awarded in a few days.

Architects Clausen & Clausen have been commissioned by a local investor to prepare the drawings for a three-story brick apartment house, 40 by 100 feet and containing 20 three-room suites.

NEW APARTMENT FOR EAST SIDE

Fine Structure Will Contain 46 Suites; Garden, Pergola Feature.

PURCHASES SITE FOR NEW BRICK BUILDING

George M. Strong, of Strong & Company, realty operators, has purchased the fractional block at Tenth and Burnside streets which was made by the extension of Oak street through from Park to Tenth. The property belonged to an estate and was sold last week at the order of the court for the purpose of division among the heirs. Mr. Strong paid \$40,000 for the parcel which is equal in area to three-fifths of a lot. The parcel is triangular in shape and has frontage on Tenth, Burnside and Oak as extended.

As soon as Oak street is opened and becomes a public thoroughfare, the new owner plans to improve the parcel with a modern brick building.

12 minutes from First at 10 Oaks rink.

REAL ESTATE NOW MOVING RAPIDLY IN ALL SECTIONS

Transfers Show Greater Activity Than for Many Months Past; Several Large Transactions Recorded.

Real estate authorities, including brokers, regular operators, as well as those who take an occasional dip into the realty game, are of one mind in expressions of opinion as to the market in city properties, and also upon the prospects for the year. Any observer of the steady improvement in the demand for downtown holdings and the brisk trade in city and suburban residence property will appreciate the truth of current reports in real estate circles that the improvement in business anticipated for some weeks past is here in full force. There is a marked increase in the number of larger transactions reported from day to day, while the sales appearing daily in the abstract of records is a big gain over those of this time last year.

Reports from agents' offices last

week were to the effect that the market is materially better, more sales being closed, more in process of negotiation and more substantial, reliable inquiry than for many months.

Every Section Shows Activity.

Those who like to analyze realty trading for the purpose of forming opinions as to the probable course the market will take, or who are actuated solely by the desire to profit by making strategic investments, are having an interesting time of it. Buyers are not confining their activities to any one section—in fact, every section seems to be getting its share of attention from investors and builders. This condition of the market leaves those investors who would profit by following in the wake of large improvements, as indicated by purchases, are more or less in the air.

There are two negotiations for valuable central corners that are well advanced and which are expected to materialize any day, both of which will result in a large building enterprise. One of these involves a quarter block in the immediate vicinity of the Multnomah hotel, and the other a Washington street corner. Other investors are watching closely the developments of these negotiations, with the intention of picking up something close by for a quick turn.

Many Large Transfers.

Transfers filed for record last week show a large number of deals in medium priced holdings, some of them new and others marking the final stages in sales already announced. The largest of these involved the site of the new Empress theatre, under construction at the northwest corner of Seventh and Yamhill. The quarter block was deeded to Sullivan & Condit by Hattie E. Willis and associates for a consideration of \$225,000. Two adjoining parcels were transferred for \$100,000. R. K. Peterson took title to lots 3, 4, 5, 6 and 7, in block 10, Blumauer's addition. Fred H. Deshou sold the property for \$16,000. W. H. Collins sold to the Howard Land company one of the handiest of many

new homes in Olmsted Park for \$3000. One of the most important transfers of title recorded last week involved the sale of 65 acres in the Love donation land claim, located northwest of Woodlawn, on the peninsula, which was purchased by the Strong-Steele company for \$46,000.

Louis A. Jacobson has purchased from E. Veerstedt his home property located at the northwest corner of Thirteenth and Hancock in Irvington for \$7500.

Buyers First Street Property.

The Davenport estate has sold to Tyler Woodward 25 by 100 feet located on the west side of First street, 50 feet south of Yamhill, for \$27,500. The property is improved with a two story brick building of an old type.

Four lots in Harrison Hill addition have been sold to Luther H. Hamilton by Richard C. Hart for \$5000.

Ex-Postmaster John W. Minto has purchased from Melissa A. Seltzer a fractional quarter block at the northwest corner of East Sixth and East Couch streets. The property is described as the east 45 feet of lot 3, and the south 15 feet of lot 3, in block 115, East Portland. Consideration involved, \$11,500.

H. W. Grunwaldt has purchased for a home one of the handsome Delahunt residences, located at the southeast corner of East Fourteenth and Brazer

streets in Irvington. Consideration, \$9000.

V. E. Rogers has sold to E. T. One a five acre tract of land located in the southeast corner of the Torwiller properties in South Portland for \$1800. Lots 12 and 13, in block 1, Williams addition, on the lower peninsula, improved with a modern two story frame dwelling, was sold last week by J. M. Adams to W. M. Meade, a recent arrival in Portland from Spokane, for \$5000. Lot 2, block 19, in same addition, and similarly improved, was sold by J. M. Hart to Mrs. Emma Gilliam of Warhous, Wash., for \$4500.

C. H. Brown, formerly of Oakland, Or., but now a resident of Portland, has recently taken over three valuable parcels of residence property aggregating in value \$22,500. His first purchases were a 3000 sq. ft. home in Irvington and one in Beaufort for \$7000. Last week he took title to the Joseph Jaeger dwelling on Multnomah street, near East Twenty-first, for which he paid \$6500.

Bellrose New Station.

(Salem Bureau of the Journal.)
Salem, Or., Feb. 17.—Complying with a request from the state railroad commission, the Portland Railway, Light & Power company has changed the name of Gates station on the Casadore line to "Bellrose."

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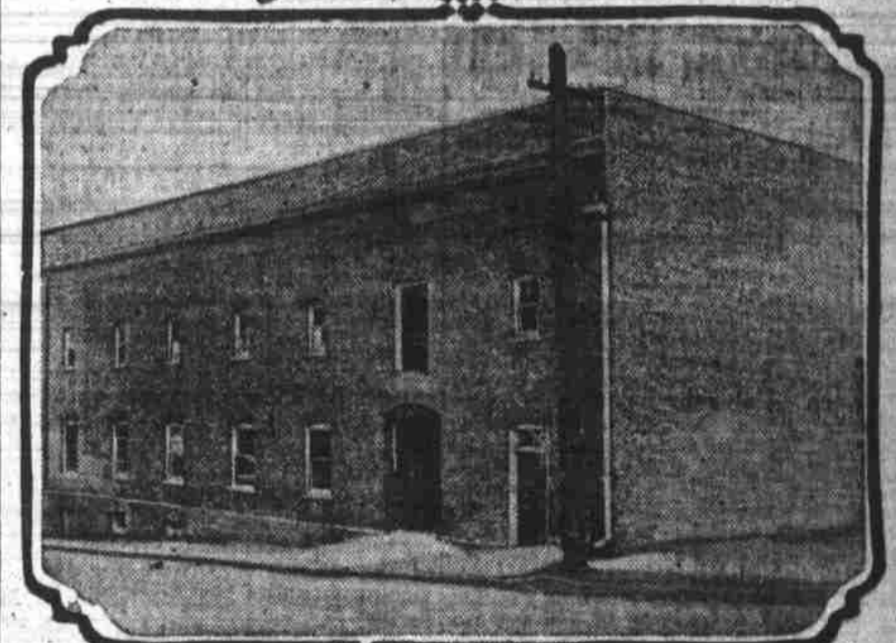
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Decision Is Ineffective to Speculative Locating an Professional Consulting—Good Faith Not Enough to Save.

ORIGONIAN NEWS BUREAU, Washington, Jan. 17.—A decision by the Secretary of the Interior several months ago which escaped general notice at the time, threatens to invalidate titles to many thousands of acres of land in the West unless the department recedes from its position or Congress comes to the rescue of innocent holders whose titles are in danger.

The decision virtually holds invalid all lien selections filed upon lands that were unsurveyed at the time of selection, and state selections are just as much affected as selections by individuals. The amount of land and the number of titles affected by this decision cannot be even approximately estimated at this time, but they are large.

The decision referred to was made in a case involving a selection made

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