

YAMHILL COUNTY REALTY MARKETS CONTINUE BRISK

Number of Farms and Acreage Tracts Change Hands—
News of Other Parts of the State.

The movement in the land market continues brisk throughout Yamhill county, and several farms and tracts have changed hands. Newcomers are starting to come to this section of Oregon, and are investigating the resourcefulness of the favored soil where rolls the peaceful Yamhill.

Ellis Roberts has bought 60 acres west of Dayton and the tract is now being cleared.

The William Thomas place, owned by J. Gordon of Newberg, has been purchased by L. W. Nordyke.

S. J. Kingrey has sold his place adjoining Dayton to W. A. Galloway of Portland, who will take immediate possession.

The Grande Ronde, Mollie Pierce has sold a 10 acre tract to Esther Lierman for \$1000.

C. W. Huddleston of Douglas county, has purchased 50 acres of the Helder & Bennett land west of Sheridan for \$35 an acre cash.

Anson Lemon of Newberg has bought a six acre tract off the north part of the Mrs. Sarah Mackie farm near Newberg on the north side for \$2000. The tract is mostly set with Italian prune trees that have been bearing for several years.

Thomas Prince has sold the cemetery hill orchard and 17 acres just below it near Dundee, and it is reported that the new owners will erect three houses on the property as soon as weather conditions permit.

P. Mark last week sold the J. C. Phillips place in the northeast part of Sheridan to B. S. McClellan, the consideration being \$1600. Mr. Marks also sold 21 acres of the John Hall place adjoining Angus McCulloch's, for \$60 an acre, Mr. McCulloch being the purchaser.

One of the problems facing Eugene is housing the people who are coming here. Although a model building record has been maintained for the last four years, the population is increasing with a rapidity that is out of proportion to the number of dwellings that are being erected.

The situation is really worthy of careful thought. A few days ago a house on West Seventh street was vacated. Before the moving vans had been at the place for an hour, seven people—men and women both—stopped and asked if the house would be for rent. A demand so persistent as this, and a pressing human need, is deserving of thoughtful effort to supply it. The West Seventh street incident is probably typical, and is no doubt repeated daily in different parts of the city.—From the Morning Register.

E. P. Hughes of Ashland has sold 50 acres of his orchard holdings in Ferns valley to one man of a colony of 18 homeseekers, who came to Ashland this winter.

The unprecedented movement in Eugene real estate continues, and the chance to turn property at a good advantage was never better in the history of the city.

Yesterday Messrs. J. W. Walters, F. H. Walters and H. O. Seifert, who are heavily interested in western Lane county timber lands and sawmills, purchased from Mrs. Eveline Croner all of her holdings in the Croner addition to Eugene, which property consisted of blocks 3, 4, 5 and 6, in said addition. Terms of the sale are private.

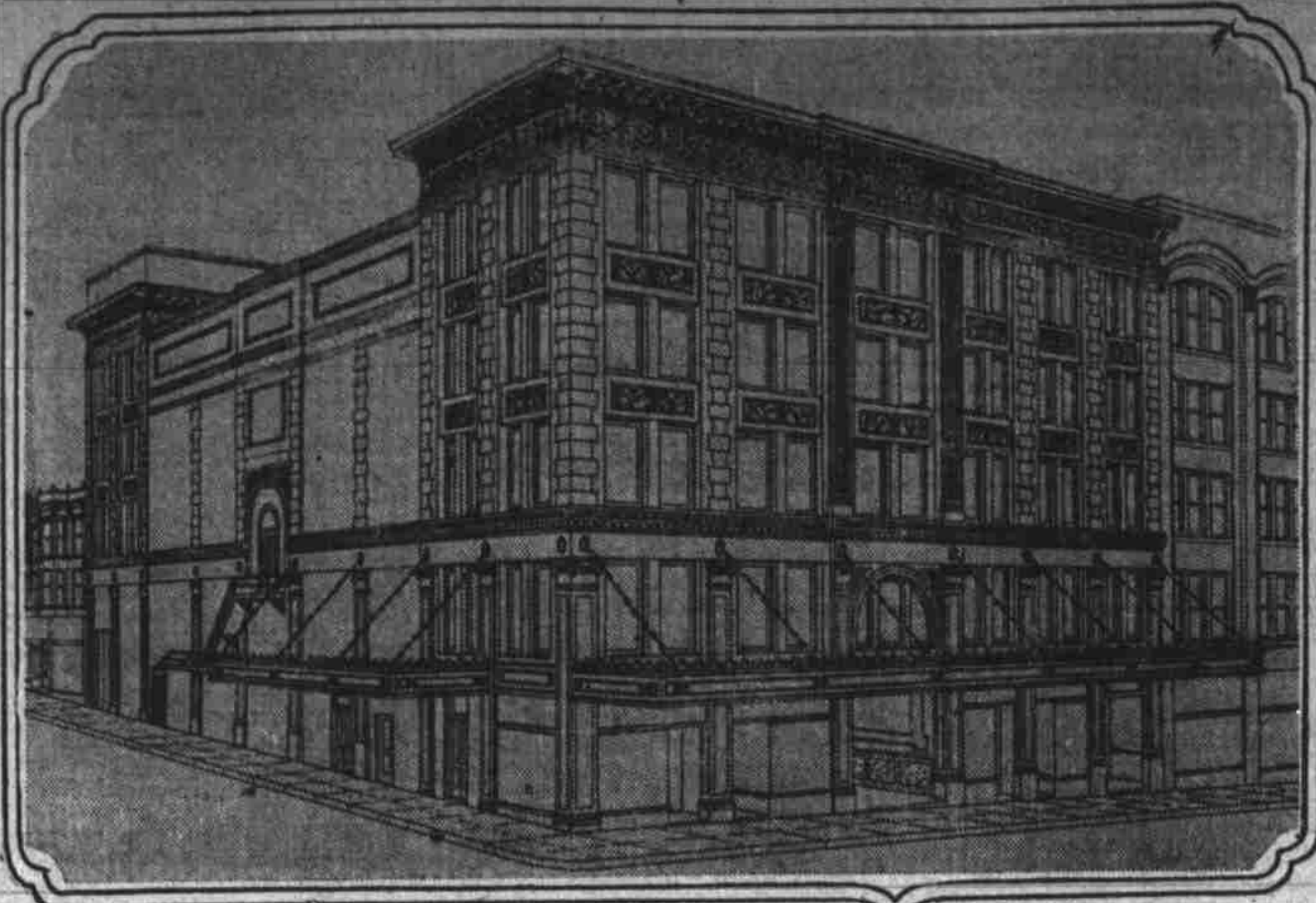
It is the intention of the new purchasers to build bungalows upon the lots of their newly acquired holdings and sell the same to homeseekers, of whom, it is freely predicted, there will be many from eastern points during the next twelve months. These gentlemen own lumber mills, and the erection of bungalows in this addition can be accomplished at little cost by the owners.

Another incentive for the expanding of the western additions in the early extension of the Oregon Electric and the expressed intention of this railway company to build a loop to serve that portion of the city.

Building prospects for Albany this year look good. Considerable is in sight, the Hamrell house, a two story brick business block at Chinatown, the five story First National bank building at First and Broad streets, the Carnegie library at Ferry and Third streets, the brick moving picture house opposite Woodworth's, and a starter on the post-office building, these will mean nearly \$200,000 on improvements. Considerable will be spent on pavement, how much is

New Empress Will Be Largest Playhouse in Portland

Magnificent Theatre Will Have Seating Capacity of 2300; Workmen Are Already Making Excavation for the Structure; To Start Building Soon.



Perspective of new Sullivan & Considine theatre under construction at Seventh and Yamhill streets. Lee DeCamp, architect.

Architect's perspective of the new Empress theatre, under construction at the northwest corner of Seventh and Yamhill. The Empress is to be the largest playhouse in Portland. It will have but two floors, and will seat 2300 people.

speculation, owing to reports of ramonstrance. The Oregon Electric will probably spend \$100,000 there this year. The city may build a city hall, and is due to invest materially in sewers. At least one new schoolhouse will have to be built. Many new residences will go up, some of them fine structures. Altogether there will be at least \$500,000 in improvements, without the postoffice building, which will do well to get even a corner stone. The showing is decidedly a flattering one and speaks for the steady and sane manner in which the city is going ahead. Albany has never resorted to the brass band, grandstand methods of doing things, and the city's business men generally are opposed to such means of progress; but rather favor a reliable, honest, straightforward development without any balloons.

Last week John Hall of Myrtle Creek sold all his farm excepting two acres, where his house stands, to his son-in-law, C. D. Buick of Silver Lake, who now has the place rented, and Dr. A. C. Seely of Roseburg. This farm, most of which lies within the boundaries of Myrtle Creek, contains 250 acres. Some 70 acres of this is farm and orchard land, and the balance pasture land. The price received was \$18,000.

Attorney A. M. Runnels and wife have sold a 20 acre tract of land situated one mile from the town of Wallowa to L. Couch.

Sandy Murray has sold his 120 acre ranch, one mile east of Joseph, to the former owner, D. Digging.

City Attorney G. F. Skipworth of Eugene has purchased from the Jack Reedman company a Debrick garden tract, near Eugene, and comprising 11 acres, consideration \$2500.

The annual meeting of the Alameda Land company, owner of Alameda Park, adjoining Irvington on the northeast, was held in Astoria last week. A number of Portland capitalists, including Harry L. Hamblett and E. Z. Ferguson, president and vice president of the company, were down to the meeting. The Alameda Land company is almost wholly controlled and owned by Astorians and former residents of that city.

A real estate deal of considerable magnitude was closed at Stanfield last week when Thomas Hardin sold his 2000 acre wheat farm to Mr. Kline of Vancouver, Wash., for a consideration of about \$40,000. The land is a dry farm and located near Stanfield. Mr. Kline will take possession at once.

V. O. Z. Morgan has sold his ranch east of Paisley to Anton Egil of Wagonville. There are something over 200 acres in all, and the price is a little better than \$50 per acre.

Frederick Elsmann and T. B. Cornell of Grants Pass have purchased, through W. R. Nipper from Edward Shilton his ranch of 155 acres, located 10 miles up Rogue river and two miles from Woodville.

The ranch is one of the finest tracts

it will cover about three eighths of a block, is to be five stories high, and will cost approximately \$300,000.

The construction is to be steel and concrete, with exterior walls of white glazed brick, into which will be worked

an elaborate and artistic system of electric lights. It is the intention to finish the structure by August 15. Excavating for the basement is under way, and the fabricated steel and other construction material is being assembled.

The Eugene & Great Western Land company closed a deal last week for the purchase of 500 acres of land located near Eugene and owned by E. M. Warren. The consideration is understood to have been in the neighborhood of \$100 an acre.

J. M. Avey has sold to Alice A. Helck a tract of 20 acres lying just north of Freewater, in Umatilla county, for a consideration of \$10,000.

R. J. Coke of North Bend has sold his ranch at McKinley to a Michigan man who recently arrived there, and has taken possession of same. The farm consists of 180 acres, good improvements and was sold for \$6000.

E. B. Hughes has sold a 50 acre tract of land situated two miles east of Phoenix to W. A. Turner for \$900 per acre. Thirty-five acres of this land are set to 2-year-old apple and pear trees. Mr. Hughes will care for the orchard for three years, when Mr. Turner, who recently came from Huron, South Dakota, and bought residence property in Ashland, will assume charge.

A deal is in progress and will probably be consummated within the next few days for the sale of about 500 acres of logged-off land in the Lewis and Clark river district to eastern parties, who plan to clear the land and then divide it into small tracts, which will be sold to settlers.

Ell Bangs, of the Bangs Livery company, sold to W. J. Vernon his 228 acre stock ranch adjoining the town of Goshen, taking in as part payment a vineyard belonging to Mr. Vernon and located in the San Joaquin valley, in California. The consideration is not given, but it is understood to be in the neighborhood of \$15,000.

News leaked out in Astoria last week of one of the biggest deals in downtown real estate which has been closed in the city in some time. The property sold comprises a tract known as lots 3 and 6, block 26, McClure's, and is 100 feet square. The property is located on the corner of 10th and Duane streets directly across the street from the Troy laundry.

The property belongs to the Rogers

Trust company and the purchaser is a Portland man who, for reasons best known to himself, does not wish his identity known at this time. The price paid is also kept a secret although E. M. Cherry, agent for the property and representative of the Rogers estate heirs, said yesterday they had received all they asked for it.

Dr. I. C. Gray and George Brittwistle closed a deal with R. R. Johnson for his ranch near Leaburg on the McKenzie. This is one of the best ranches on the river and will make a fine home. Mr. Brittwistle has had seven years' experience in ranching in Wyoming and feels sure this country is far ahead of the snowdrifts and is a much better farming country.

All signs point to a good building record in Baker this year.

On the first of April the new St. Elizabeth hospital, to cost \$150,000 or more, will be in process of construction and will be pushed to completion as rapidly as money and labor can accomplish it.

The Y. M. C. A. building to cost \$25,000, will be in course of construction in a few weeks.

A new natatorium, to cost \$40,000, is to be built at Sam-O springs, on the east side of the city. This enterprise will be a great attraction to the city as a pleasure and health resort.

Many new residences are being planned and builders and constructors see a busy year ahead.

A transfer of ownership of the first farm settled upon in Powder river valley took place last week.

It was the old William Baldoock place on the Baldoock slough on the east side of the Powder river. It was first located in 1842 by Mr. Baldoock, deceased, and he resided upon it until his death about four years ago, when it reverted to his son, James Baldoock, who sold it to P. P. Correll, formerly of Illinois, but who has resided in Baker for the past two years.

The farm consists of 87 acres and the price paid for it was \$12,000. It is considered one of the best farms in the county.

UNUSUAL ACTIVITY REPORTED BY FIRM

Dorr E. Keasey & Co., report an unusual activity in the real estate market, and have made a large number of sales recently, and have quite a number pending which will be closed within a few days.

Among some of their recent sales are:

An eight room house on East Madison and Thirteenth street, sold for E. M. Bergen to E. W. Kimble for \$8000. Mr. Kimble bought it for a home and has taken possession.

Six room house on East Clinton street near Thirty-second street, for Charles W. Cleveland to Samuel H. Lind for \$3750.

C. Cosgrove bought from Harry Leedy a six room house at 401 Church street for \$2750.

M. L. Hockfeld bought from William A. Walters a two story six room house on East Seventeenth street, north, for \$5000.

W. A. Cleveland bought 280 acres near Pendleton from Miss Stella Jackson of Dayton, Washington.

Harry P. Taylor has bought lot 12, block 18, Arlington Heights for \$1250, and will build in the spring.

G. E. Oliver, a recent arrival from Everett, Washington, purchased a building site in Arlington Heights for \$3750 and expects to build this year.

William A. Walters purchased from M. L. Hockfeld a lot in Laurelhurst for \$1500.

The following sales were made during the past week in Tualatin View Park:

A. Edgar Weddle bought lot 1, block 6 for \$800, and will build this spring.

P. G. W. Pfeiffer, of the Ladd & Tilton bank, bought lot 28, block 4 for an investment. E. O. Stadler, an attorney, bought lots 2 and 3, block 7, and expects to build a modern bungalow this year. J. H. Williams bought two lots for an investment. This firm expects to sell the remaining lots in this addition within the next 60 days.

PLANS BEING DRAWN FOR \$8000 STRUCTURE

Building Contractor D. Guerin is having plans drawn for a two story concrete wall store and apartment building which he will erect at the corner of Second and Sheridan streets in South Portland. The building will be 20 by 68 feet. The ground floor will be occupied by one mercantile establishment and the second floor will be arranged into living suites. Its estimated cost is \$8000.

Architect Ernest Kroner has been employed by Laurel Lodge, I. O. O. F., of St. Johns, to draw plans of a lodge building, which it is proposed to build on Fessenden, near Jersey streets, in St. Johns. The building is to be a two story affair, with walls of tile and stucco and mill construction interior. Two store rooms 20 by 62 each, will occupy the ground floor, while the remainder of the first floor and all of the second will be fitted up for lodge purposes. The structure will probably cost about \$12,000.

An international coal smoke abatement exhibition will be held in London in March and April.

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PURDY'S PLIGHT GROWS

MAN WHO HOLDS FORGED DEED ALLEGED SWINDLER

Woman Accuses Him of Fraudulent Deal and Morrow Farmer Says He Cheated Him in Trade.

Will B. Purdy, a former religious worker and real estate dealer, gained notoriety when Judge McGinn held a few weeks ago that E. D. Winters had not executed a deed conveying to him \$100,000 worth of Grand-savena property, is defendant in two suits filed in the Circuit Court yesterday. In both he is charged with having defrauded in real estate transactions.

Nancy C. Campbell, one of the plaintiffs, avers that Purdy defrauded her into conveying to him, as security for a debt of not more than \$300, a farm of 124 acres in Josephine county worth \$2500. She signed, she declares, what Purdy said was a bond for a deed to the property as security for the amount in which she was indebted to him. The plaintiff asserts that only last month she discovered that the document was in reality a deed.

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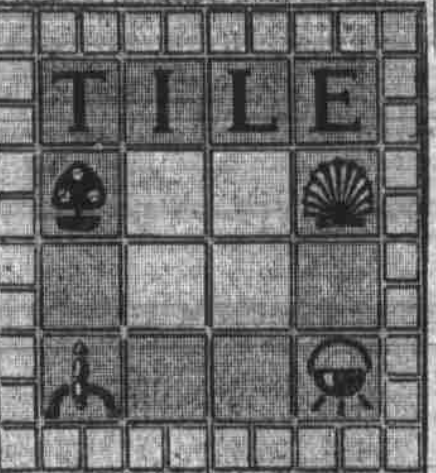
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