# COUNTRY REALTY HAS A CONTINUED UPWARD TREND

## 199 Acre Dairy Farm at Latourelle Falls Sold for $15,000; Farm Near Woodburn Purchased; Realty Notes.

C. M. Luster, an eastern Oregon investor, closed a deal last week for the purchase of a tract of 199 acre dairy farm located at Latourelle Falls, for which he paid $15,000. The property formerly belonged to A. L. Stover.

C. W. Arnold, of Roseburg, has purchased the finely improved farm belonging to Mrs. Agnes Payne and located near Woodburn. The consideration involved in the deal was $14,000.

C. M. Hick, a newcomer from eastern Canada, took over last week a 10-acre tract of land located near Tigardville. It was sold by H. H. Brown.

One of the largest land deals ever closed in Huntington has just been made, by which C. H. Oxman, of that city, one of the largest sheepmen of Malheur county, and Jesse Snow, of Baker, became the owners of the Whittman estate for a consideration of $155,000. The Whittier estate includes three ranches in Huntington and 16,000 sheep now ranging north of this city between the Oxman ranch and Huntington, and also property in several of the middle western states. Oxman is the owner of a large sheep ranch north of Vale and already runs 30,000 head of sheep. Vale will be made the headquarters of the Oxman-Snow company.

Mark Rutherford of Vale has sold his ranch on Willow creek, near Ironside, this week to Mrs. Nancy Quinn. The consideration was $10,000.

Richards & Reed report the sale on Tuesday of the F. H. Hansen place of eight acres in the southwest part of Brownsville to Lewis S. Tenny, for $3500.

Architects are now at work on plans for the remodeling and rebuilding of the Eugene theatre. Another story will be added to the building and the entire front part will be fixed up for offices. A new front will be put in and the perspective so greatly improved that the old building will not be recognized. The theatre proper will be greatly changed, another gallery put in, new boxes planned, and the entire interior changed with frescoing, lighting arrangements improved so that the new theatre will be the finest between Portland and San Francisco. The seatings in the first floor will be moved to the first gallery and those in the first gallery to the second, while new, upholstered seatings will be put in on the ground floor. The seating capacity will thus be increased to about 1500 or almost double its present capacity.

Mr. Finney, from Trumplow county, Wisconsin, arrived in Woodburn last Monday and shortly after his arrival purchased the Frank Hanson place in the west part of the city. The place consists of about eight acres, with improvements, which are modern and up-to-date. The sale includes the household furniture, stock, etc., and the price paid was $3500.

At a meeting of Klamath Falls Lodge No. 1247, B. P. O. Elks, last week, it was decided by vote of the members to purchase the Alex. Martin property on the corner of Third and Main streets, on which to eventually erect a modern business block and home for the lodge. The property has a frontage of 66 feet, and runs through the block to Pine street. The consideration is $13,200.

A. E. Robb arrived at Hermiston from Dayton, Ohio, Sunday, accompanied by Harry Dean. After looking over the Hermiston irrigation project Mr. Dean purchased 10 acres of the Maxwell land. Mr. Robb reports that he has a deal on for several other tracts, the sale depending on the report made by Mr. Dean, with whom the prospective buyers are acquainted. Inasmuch as Mr. Dean liked the project so well he bought, it is safe to say Mr. Robb will close the contracts pending. Mr. Robb and Mr. Dean returned to Dayton Tuesday.

The Eugene & Great Western Land company report the sale of 60 acres of the Warner tract to N. Rankin of Joseph, Oregon. They also sold to G. A. C. Weiss 160 acres in the Smithfield tract near Irving. They also report the sale of a house and lot on West Eighth and two lots and a house on West Sixth to L. L. Smeal. Mr. Weiss recently sold 80 acres in Fern Ridge through the same company.

The largest lot sale for one day in Klamath Falls was recorded Wednesday of last week when A. A. Bellman purchased 100 lots in Second addition to Klamath Falls from Major Charles E. Wordes. The purchase price was $17,500. This makes over 200 lots sold by Major Worden within the past month in Second addition.

Mr. Bellman came to Klamath Falls about one year ago and has great faith in the future of Klamath Falls.

Attorney S. P. Ness of Eugene has traded city property with L. B. Cliff for the famous "Ax Billy" apple orchard and farm near Thurston. This is one of the best orchards in Lane county. There are 95 acres in the farm, of which 25 acres are in orchard. The value of the farm is not given, but it understood to be in the neighborhood of $20,000.

J. A. Denny has sold his place on the Imnaha, consisting of 160 acres, largely under cultivation, with house and other buildings and orchard, to Elz Hartsock of Joseph. The price was $5100 and the sale was made by the Pioneer Land company, of which Mr. Denny is a member. The 1912 crop belongs to Mr. Denny and the new buyers will take possession this fall.

The same agency has sold the Joe Melotte residence property in Enterprise to Alvah Jordan for $1600. C. S. Haney has sold his Alder View home, the Rankin place, to John Summons for $800, the Pioneer Land company handling the transaction.

H. F. Battles of the Fair store, has bought J. A. Denny's house opposite the Presbyterian church in Enterprise. Thomas Morgan will continue to occupy the place for the present. S. L. Burnaugh, Jr., made the sale for Mr. Denny.

By a deal just consummated Alvin S. Burrill of North Yakima, Wash., becomes the owner of two quarter sections of land just north of Milton in township 4. The property was formerly owned by William P. Leach of Walla Walla county. A consideration of $13,500 is mentioned in the deed filed here today.

A few years ago J. F. Pettingill bought a 4½ acre tract on the hill south of the road at Rex for $1500. He sold it two years ago to J. H. Rehfus for $3000, and the latter sold it a few days ago to S. Sandermon for $10,550. Mr. Rehfus says he is going to visit his old home in Germany after having been away 19 years. He likes Oregon and expects to return here.

Last week marked the record of a real estate deal near Prairie City of some importance. Layeffete Howell sold his ranch on Strawberry creek to S. J. Guttridge. This is one of the best known ranches in that part of the county. Mr. Howell is one of the old residents of the county and has made his home on this ranch for a number of years. Mr. Guttridge has been one of the most successful ranchers in the county. A number of years ago he started with comparatively small means and his home place is now estimated to be worth $30,000.

R. Alexander, of Pendleton, has purchased the Hailey residence on the north side of the river in that city from Mrs. Maud L. Hailey, widow of the late Supreme Judge T. G. Hailey. The consideration was $5000.

# HOME BUYING IS A FEATURE OF WEEK IN REALTY MARKET

## At Least Dozen Handsome Residences Change Hands in Beaumont, Olmstead and Alameda Districts.

Home buying in the northeast residence restricted district featured the local realty market last week, at least a dozen handsome new dwellings changing hands in that section of the city—Beaumont, Alameda Park and Olmstead Park figuring in the transfers.

The residence properly described as lot 1 in block 14, Olmstead Park was sold by Joseph R. Read to George F. Johnson for $7500.

John Cooper sold to a local investor the new dwelling occupying lot 5, in block 42, Beaumont, for $6500.

The new residence located at the northwest corner of Brazee and Thirteenth streets has been purchased for a home by N. A. Peary from E. B. Holmes. The consideration was $6000.

Amby S. Blowers closed a deal last Monday for the purchase of a new cottage recently built by W. E. Sheets and located in Bungalow Glade.

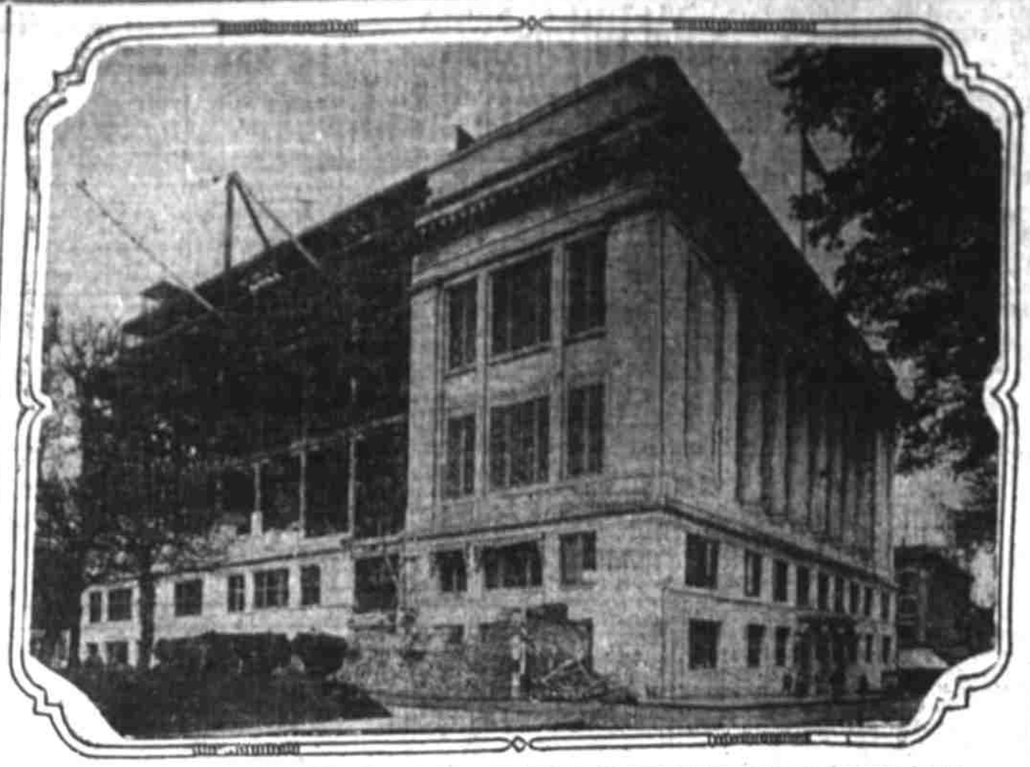
Alfous Debenedetti has taken title to 200 feet located on the east side of East Fifteenth street and extending from Division street south to Ivon. The holding was sold by Mrs. Minnie L. Foster for a consideration of $10,000.

Manetta I. Young has sold to Minnie L. Foster a house and lot located on the south side of Hawthorne avenue, a short distance east of East Fiftieth street, for $4500.

A 44 by 66 foot *lot*, located on the east side of Sixteenth street, between Jefferson and Columbia, was sold last week by Carl Friedman to Nell J. McLean for $7500. On the same date the purchaser resold the parcel to Frank Arighi for $8200.

A. L. Swaggart has purchased from C. B. La Follette 30 acres located a short distance beyond the eastern limits of the city for $10,000.

"Want" ads will be received over the phone only from those whose names are listed in either of the telephone directories.



Completed east wing and section of west wing construction of new Multnomah county court house.

# INVESTORS MUST PROBE CHARACTER OF BOND DEALER

## If the Dealer Is Found All Right Then Leave the Rest to His Judgment, Says Expert on Subject.

New forms of security are coming into the market every year to make the task of the investment buyers harder. Take three of the latest and consider how little the average man knows about the essentials of security behind them, their market popularity, or the best opinion concerning their future. These are irrigation, drainage and special road district bonds, says John M. Oskison in Atlanta Journal.

Irrigation projects, properly financed and pushed to completion by strong interests, are perfectly safe and legitimate. They offer first class security for bonds. But unless every element bearing upon the material prosperity of the settlers who must come to utilize the land is carefully and honestly considered, there will come a time when interest on irrigation bonds will be defaulted. The ultimate value of these securities must rest upon the user of the land.

Drainage bonds, in a sense, are twin brothers to irrigation bonds. Both are based on the reclamation of land, and their soundness must rest finally upon the beneficial use of land. Drainage bonds, nearly always, are issued by a drainage district authorized by a state legislature. In form they resemble municipal bonds. Some of them, in Iowa, sell on as low a basis of return to the buyer as 4½ per cent. Probably because there is usually less expense per acre for drainage than for irrigation and upkeep expenses are far less, the drainage bond is more popular with high class dealers.

Special road district bonds, being issued in Missouri to provide for road improvement, are so new that expert lawyers are divided in their opinion as to their legality.

Is it any wonder that the soundest financial advisers can do no better than to say to the investor: Investigate the character of the bond dealer; if he is all right, leave all the rest to his judgment.

### A Dollar Will Do It

One dollar down and then a dollar a week gets a fine new $400 piano for $223, under a new plan entered into by Eilers Music House jointly with seven of the great piano manufacturers of America. Other styles only $164, $158, $176. See announcement. Be sure your home gets a piano now. On page 9, section one of this issue.

"Want" ads will be received over the phone only from those whose names are listed in either of the telephone directories.

Buy your music at E. P. Charlton's, 288 Washington st., 10c copy.

# SUFFRAGISTS MISTREATED IN JAIL IS CHARGED

London, April 20.—Friends of the suffragettes in parliament are demanding a thorough investigation of the charges of inhuman treatment of the window-smashing prisoners in Holloway jail. Despite the denials of Home Secretary McKenna, when he was first questioned on the subject in the house of commons, statements said to have been made by women whose terms have just been concluded substantiate many of the allegations. The case on behalf of the prisoners is being prepared by Dr. Ettie Sayer, one of London's famous women practitioners, who has interviewed a number of released women.

She declares that she has ample evidence to prove that the suffragettes who continued their militant tactics after their incarceration were subjected to solitary confinement for days at a time in cold, dark and draughty punishment cells, *and* that some of the ringleaders in the demonstration were *actually* handcuffed, their wrists being linked behind them during the day and in front at night. She reiterates the charge that the cell in which Mrs. Pankhurst was confined, was infested with cockroaches. She alleges further that it was only through resistance that some of the women were not compelled to wear prison clothing containing vermin. During the early days of their imprisonment, she says, cocoa with weevils in it was served.

Journal Want Ads bring results.


# GLENELYN

Have you purchased your lot in GLENELYN yet?

Beautiful view lots on the West Side overlooking the Tualatin Valley with fine view of Mt. Hood; bearing fruit trees and grapes; inside the three-mile circle, and lies between two car lines, twenty minutes to business center; no bridges to contend with, no delays; walks and water included in price.

The way to make money is by buying real estate. The way to buy real estate to make money is to purchase close in, in advance of improvements and growth of the city.

GLENELYN fills all the requirements. We are building several nice bungalows in GLENELYN. We are selling them on easy payments. If we cannot suit you in a bungalow already completed we will build for you according to your desires.

A NEW 5 ROOM BUNGALOW IN GLENELYN on 50x100-foot lot, fruit and fine view of the valley, **$1800,** including improvements. Small cash payment, balance like rent. Lots from $350 to $500 until May 1st only. Easy terms.

WHAT HAVE YOU to show for the money paid to your landlord? Nothing more than a roof over your head during the period of your occupancy. If you had bought your home on our easy payment plan, you might now be the OWNER of the property instead of still paying a heavy premium on the other man's investment, with which he buys more property to rent. Own your own home. Be your own landlord. Come in and let us explain our easy payment plan.

**PROVIDENT TRUST COMPANY**

201-2-3 BOARD OF TRADE BLDG.



JUST AS SENSIBLE TO

**"LOCK THE STABLE AFTER THE HORSE IS STOLEN"**

CARY T. SCOTT ARRESTED

Real Estate Man Charged With Selling Land Without Title.

SPOKANE, April 20.—Cary T. Scott, a real estate salesman, was arrested here today at the request of the authorities of Santa Cruz, Cal. The request stated that Scott was wanted for selling a large tract of California land to which he had no title.

SANTA CRUZ, Cal., April 20.—Sheriff Howard Trafton left for Sacramento late today, to apply for extradition papers for Cary T. Scott, under arrest in Spokane on a felony charge. Scott, formerly an Oakland real estate dealer, has been sought since last Fall for the alleged swindling of clients.

W. E. Campbell alleges that he met Scott while traveling from Oregon to Oakland and that they became so friendly Scott was engaged to put through an exchange of Campbell's property in Oregon and Idaho, for California real estate. In order to [illegible] deal Scott, he [illegible] to

As to question the validity of the title after you have paid your money. Before you close your deal is the time to think of this important feature. Protect your interests by securing a guaranteed Certificate of Title BEFORE YOU BUY. Investigate. Call for booklet.

TITLE & TRUST CO.
Fourth and Oak.

MAIL COUPON TODAY

COUPON

Title and Trust Company
Portland, Or.
Send me your free booklet.

Name .....

Address .....

# That Player Piano Is Ready for You Here

## The Widest Choice of Guaranteed Player Pianos at the Lowest Prices in all Portland

The marvelous growth and success of our player-piano business is due to the following reasons: We show wider range and larger assortment of instruments than any other concern in Portland, and sell them at prices that, quality for quality, are much below what other stores ask.

Our advertisements are written to appeal to the common sense of the capable and careful buyer. We do not flaunt a player-piano at $350, $375 or $395 that we may get you into our store and sell you something more expensive. We have the player you want at the price that just suits your circumstances. We will sell to you on such convenient terms that payment will never be a bother, and ere you realize it you are the owner of a magnificent instrument.

## A Small Sum Sends One to Your Home

Or if you have an old piano, we will take it as first payment and allow you full value—the balance may be paid in convenient weekly or monthly amounts.

Every player carries a double guarantee—that of the manufacturer, backed by our promise to you, so that you are secured by two distinct guarantees.

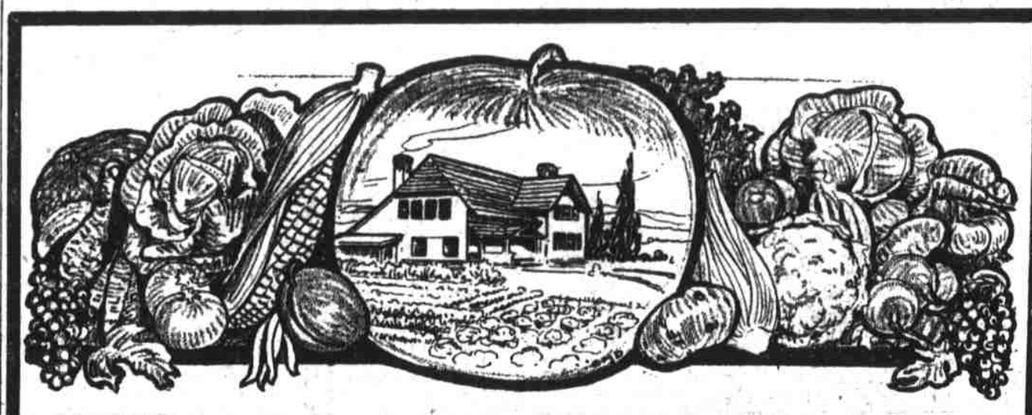
Victor Talking Machines and Records

The Wiley B. Allen Co.
FOUNDED 1873

Morrison Street at Seventh

Victor Talking Machines and Records





# THERE ARE TWO KINDS OF REALTY INVESTMENTS

**FIRST**—Those into which your money is put for purely speculative purposes—wherein you take a chance on an increased valuation.

**SECOND**—Where the property will produce enough to **pay for itself** and at the same time is increasing in value.

# PARKROSE

belongs in this latter class. You can buy an acre or so in Parkrose, establish your home there, raise enough fruit, vegetables, etc., to make it pay for itself, and when this is accomplished have a piece of property that is far more valuable than when you purchased it.

Take a trip out to Parkrose today. The Rose City Park car connects with the Parkrose line. Take your lunch and spend the day, if you wish. Anyhow, go out. You'll enjoy the ride. But do THIS today.

**HARTMAN & THOMPSON**

FOURTH AND STARK STREETS CHAMBER OF COMMERCE BUILDING