

COUNTRY REALTY MARKET IS ACTIVE; SALES REPORTED

Number of Purchases of Fruit Land in Eagle Valley, Baker County Reported; 237 Acres Near Pendleton Sold, \$7400

News comes from Eagle valley in Baker county that a number of Spokane and Wenatchee, Wash., fruit growers have had their representatives in Eagle investigating fruit land conditions, and are so well impressed that purchases have been made of several tracts and options taken on others.

The purchasers are wealthy people in most instances and will be a valuable factor in hastening the time when better transportation will be afforded the products of the valley.

G. W. Bush, who recently sold his ranch near Pendleton, has just purchased another about 12 miles up Birch creek from H. H. Hilbert, and wife of Pilot Rock. The farm consists of 237 acres and the consideration paid was \$7400.

G. A. Rugg of Princeton, Ill., has just purchased from W. C. Haynes 10 acres which is located one and one-half miles north and west of Medford on Hess avenue. There is five acres of alfalfa and five acres of Newtown on this tract.

The real estate firm of W. S. Nichol made the sale of the Johnson-Skinner apple ranch of 20 acres in the Hood River valley to W. R. Farris at the price of \$22,000 last week. Mr. Farris had a deal pending with W. H. Johnson at the time Mr. Skinner bought the place, and after Mr. Skinner had finished the deal Mr. Farris not being satisfied to not be in possession of the place, renewed his efforts, and succeeded in making the purchase.

The tract is considered to be the cream of the valley, when orchards are mentioned, and is one of the most home-like places in the valley, located as it is on the lee-side of the Lantz hill, free from winds and commanding a view in that section which is probably not surpassed by any other with the one exception, namely, the Van Horn hill.

R. M. Wood has bought 40 acres of the Love ranch, 4 miles down the North Umpqua, which he expects to use as a dairy and fruit farm. The place is especially adapted for intensive cultivation, as the river borders the property, which makes irrigation easy.

T. P. Hodgson of the firm of Hodgson & Nelson, real estate dealers of Seattle, Wash., has just finished purchasing 71 acres in the vicinity of McMinnville, which they recently purchased from J. F. Allison, to Mayatt and Franquet walnuts with Jonathan apples for fillers. This makes over 700 acres planted to walnuts in that immediate vicinity. Hill Crest tract of 250 acres, Walnut Hill No. 1 of 200 acres and Walnut Hill No. 2 of 71 acres, Churchill and Mathews have an orchard, 1 1/2 miles south of 400 acres. The McMinnville section is getting to be quite a walnut center, and seems well adapted to their culture.

With the arrival of many families of home-seekers from eastern states who, in most instances, have come to Polk county to make their future homes, and a large amount of building under way or projected, it appears that the year 1912 will be a prosperous one for Dallas and Polk county, despite the fact that a presidential year is popularly supposed to be a hoodoo. Not in several years has the outlook for all lines of trade been more favorable than at present. Business men generally report a constantly increasing trade, while there is no great rush, as such things are popularly viewed, a generally optimistic view is taken of the situation and even better conditions are expected as the year advances.

I. C. Emmerson has closed a deal for the transfer of the Coliseum skating rink in Dallas to Fred Simkins for a ranch owned by the latter in the southeastern part of Polk county, possession to be given once. It is understood that Mr. Simkins will abandon the building as a skating rink and will open a feed stable and commission house therein.

Attorney Walter B. Jones of Eugene has bought 45 acres of the Koller place about five miles north of Junction City.

Cottage Grove reports a building boom on both in dwellings and business houses. The big two story concrete brick building of Cooper & Powell on the corner of Main and Second streets is about inclosed and will be one of the handsomest business blocks in the city when completed.

The foundation is completed and the floor sills in place for the new Cooper brick adjoining the Lawson brick, and it is rumored the old Griffin corner opposite Spray's will be the site of the next big commercial building for Cottage Grove.

The Robert Henry farm, three and one-half miles east of Salem, consisting of 50 acres, has been sold to S. R. Bond of McMinnville, for \$300 an acre. The farm is well improved and is partly planted to apples and prunes. Mr. Bond has also bought the property of Mrs. Wentcott on Center street near Sacred Heart academy in Salem for \$4500 and will make his home in Salem while his son will live on the farm purchased from Henry.

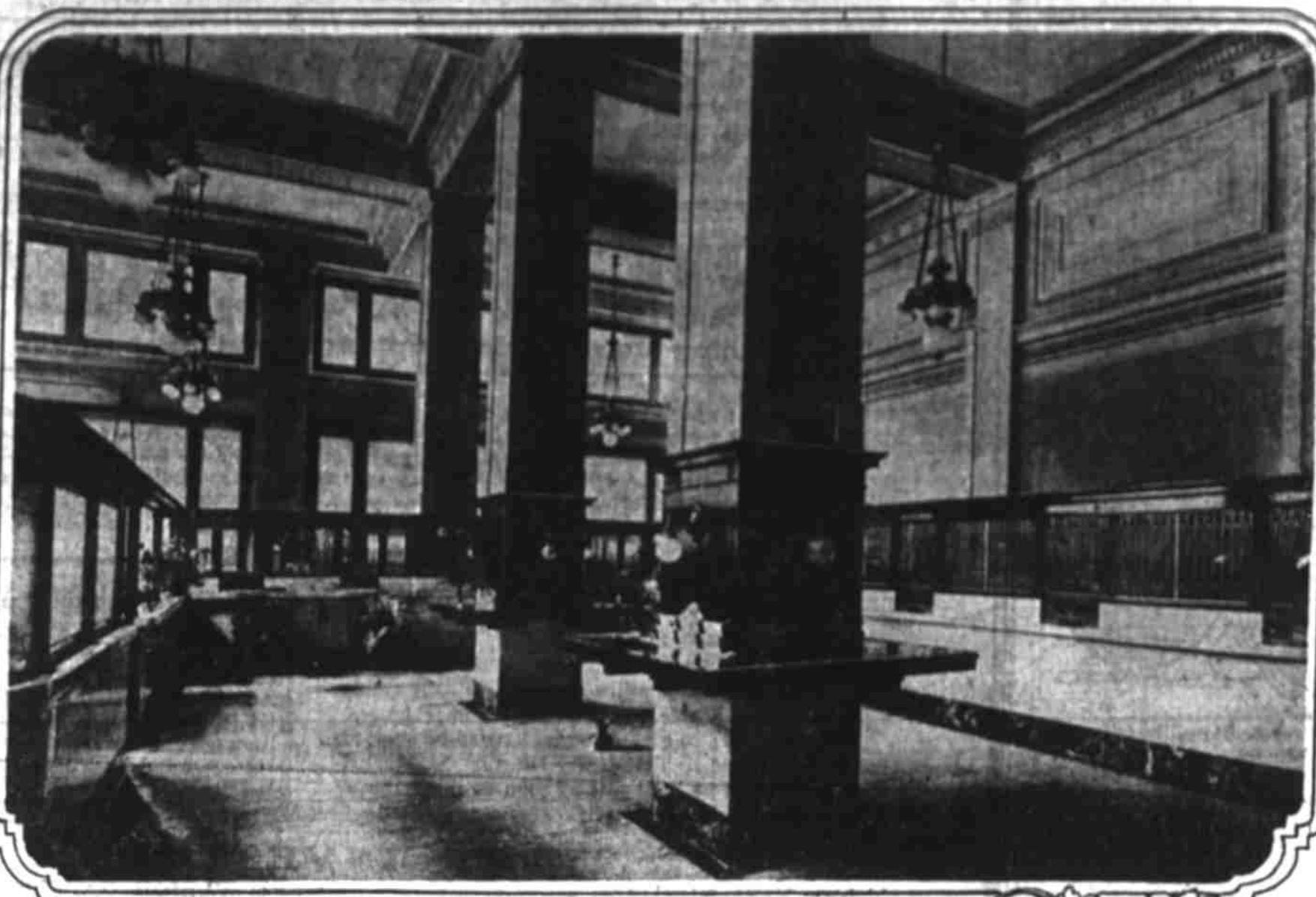
The fine farm of William Linegar at Dillee, near Forest Grove, was sold last week to I. J. Hoard of Rock Island, Ill. The farm is in a high state of cultivation, and contains 80 acres. The farm sold for a consideration of \$15,000.

A 147 acre farm belonging to J. W. Shumate and W. W. Brown, just west of the Cook place on the McKennie near Eugene, has been sold to Matt C. Rust, recently of Cheyenne, Wyo., who will move to the same at once. It consists of 147 acres and is nicely improved and will make a good home. They also sold a good lot in the Blair addition to George W. Leeper, who has already started a good residence; also two lots in the same addition to W. P. Barger of Irving, who will also build, and a lot to Ralph W. Brown.

According to a French scientist luminosity in animals is due to indirect oxidation of an albuminoid, which he calls luciferin, by a peroxidase ferment, which he terms luciferase.

A small open box of unslaked lime, kept in a tool chest or cabinet and replenished from time to time, will absorb excess moisture and prevent tools rusting.

Merchants National Bank's Handsome, New Modern Quarters Cost \$105,000



Within the past two or three years Portland's five national banks here all have been provided with elegant new quarters. The last of these strong financial institutions to discard the old for the new is the Merchants National, which last Monday opened for business in the beautiful white terra cotta building which it had just completed at Fourth and Washington streets.

Tuesday from 4 to 9 o'clock p. m. the officers of the bank held a public reception and during that time hundreds of the bank's customers and friends called to pay their respects and inspect the magnificent new quarters.

The entire interior of the building is a splendid creation of solid mahogany, marble and bronze. The woodwork in the lobby, the fixtures and office furniture, including desks, are of the very finest mahogany. Supporting the fixtures is wainscot of California marble with a base of Verde antique. The upper part of the fixtures is all mahogany and bronze.

The lighting fixtures are of massive bronze, each weighing over 200 pounds.

To the left of the main entrance is a private consultation room and beyond is the officers' quarters, each executive office having a mahogany desk of the latest sanitary pattern. To the right of the entrance is the savings department and a room specially fitted up for the convenience of women having business with the bank.

The feature of the bank's equipment is the massive new vault of the three-story type, with a compartment in the basement for general storage, the coin and currency vault opening from the main counting room and the book and securities compartment opening from the mezzanine floor.

The main vault door is the triple time lock, double combination type and weighs 14 tons. It is built of alternating plates of chrome and Bessemer steel and is believed to be indestructible and burglar proof. It is so perfectly adjusted on the hinges that it can be moved with the lightest pressure of the hands. The entire vault is surrounded with net of concealed electric wires which are connected with an electric alarm in the Western Union office.

The general bookkeeping and clerical force is quartered on the mezzanine floor and is connected with the tellers and executive offices by an intercommunicating telephone system and telegraph.

Light cream and gold was used in the interior wall decorations and the result is that the Merchants National has one of the most beautiful counting houses in the west.

Including the interior finish, fixtures and vault, the cost of the Merchants National's new home is approximately \$105,000. Recently this bank increased its capital stock to \$500,000. The officers and directors of the institution are as follows: R. L. Durham, president; M. L. Holbrook, first vice president; W. F. Jones, second vice president; George W. Hoyt, cashier; A. C. Mourey, Jr., teller.

The longest way round is the sweetest way home—for a pair of lovers.



Exterior and interior views of new Merchants' National Bank building at Fourth and Washington streets.

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CANADIAN BANKER BUYS HOMESITE

Arthur H. Tasker, a banker in Regina, Canada, has purchased a fine residence site on Mount Tabor, with a view to improving it with a handsome dwelling for his own occupancy. The property was purchased from J. D. Hart for \$11,000, and is described as lots 2 and 3, block 11, Tabor Heights. It extends from South avenue to East Stark, and from the home of H. K. Josselyn. Lots 12 and 13, in block 11, West Washington, located on East Thirteenth street, between Tillamook and Thompson, was sold last week by G. M. Murray of La Grande to Frank Child of this city for \$2500. The sale was made by R. F. Bryan.

Endless chain apparatus large enough to handle entire carcasses of animals has been installed in several English ports for unloading meat from ships.

FRAUDS IN REALTY DENOUNCED BY PAGE

Deputy District Attorney Ad-dresses Land Dealers at Weekly Luncheon.

Deputy District Attorney Page told the Real Estate Board at the noon luncheon today that a great deal of fraud is being perpetrated in the city by irresponsible dealers, who are not members of the board. Several instances were given which had come to the attention of the Deputy Attorney where buyers have been bilked out of money on the most flagrantly fraudulent pretenses, and yet because the title agent was careful to give no notice, the present law of the state would not reach the case. "There is more fraud of this character in the community than you gentlemen ever realize," said the Deputy District Attorney. "It is a wrong upon the people to permit it to continue. So long as the law covering false pretenses remains as it is, our office can do nothing to remedy the evil. This statute requires written evidence of fraud before a prosecution can be had, should be repealed, and every man who perpetrates a palpable fraud, whether by written or oral representations, should be made amenable to the law."

ON THE EDGE OF A PRECIPICE

A man may have a feeling of security—but that don't save him if he goes too near the brink. A feeling of security in a real estate deal may prove equally dangerous, unless backed by a guaranteed Certificate of Title.

Investigate. Call for booklet. TITLE & TRUST CO. Fourth and Oak. Title and Trust Company Portland, Or. Send me your free booklet. Name Address

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 201-23 BOARD OF TRADE BLDG.

A SPLENDID OPPORTUNITY

TO SECURE: An elegant suite of rooms is offered at low rental in the Lewis Building. The suite will be divided to meet the demands of applicants. No better accommodations or better terms can be secured in the city

Inquire of R. M. Townsend, 823 Electric Bldg.



LAY THE FOUNDATION OF YOUR FUTURE HAPPINESS AND PROSPERITY

Break away from the ties that bind you to the heart of the city. Purchase an acre or so out where you can be healthier, happier, more free from the cares of city life, where you can SOLVE THE HIGH COST OF LIVING. Where your money will not be spent, but where it will be INVESTED. A pleasant car ride out the Rose City Park and Parkrose lines today will take you to

PARKROSE

Just such a place as will give you the benefits you want and need—you can purchase on easiest kind of terms. Come out today. HARTMAN & THOMPSON Fourth and Stark Streets Chamber of Commerce Building