

REALTY DEALS IN PENDLETON SHOW LIVELY MARKET

Large Number of Deeds Filed for Record Last Week; Conditions in Country Indicate Continued Increase.

Pendleton reports the liveliest real estate market of the year. In one day last week deeds were filed for record involving the following transactions in land valued at \$45,000:

W. A. Smiley and wife have sold to Walter Brooke the south half of the north half of the southwest quarter of the southwest quarter of section 27, township 6, north of range 35, for \$3500.

Charles B. Haworth and wife have sold an acre of land to Martha D. Kimball at Holdman for \$1000. The inland irrigation company has sold to W. H. Gullford and John B. Knight, for a consideration named as \$1200. The property is dry land located near Hermiston and is a tract of land slightly over 25 acres.

J. W. Perringer and wife were paid \$7500 for an undivided interest in a half section of land near Adams, by Josephine Stone. The largest realty deal was that by Gunder Tergeson when he sold Allen T. and Agnes L. Clark \$21,500 for a half section of land near Helix. Lowell L. Rogers gave \$7200 for 30 acres near Adams. Cora Grove and her husband sold the property.

D. H. Jayne bought a 15 acre farm one mile north of Corvallis in Benton county at \$450 an acre. All kinds of fruit and vegetables can be raised on the farm. \$300 worth of melons were sold off of an acre of this place this year, and there were over 100 melons on the farm when it was sold.

O. L. Farnham, recently from Butte, Idaho, has purchased the little fruit tract of Mr. Swafford on E street at the northern limits of the city. The tract consists of one and a half acres planted to strawberries, blackberries and cherries. The consideration was \$2500.

J. W. Schurer, of Portland, has purchased from John Holzworth a highly improved 40 acre farm in the Tualatin valley, consideration \$7500.

F. H. Sherwood, last week purchased the 25 acre farm of H. Stiller, two miles southwest of McMinnville, on the Sheridan road, for \$9500.

George Harshman has disposed of his 15 acre place in the southwestern part of Albany to A. B. Clark of Salem.

H. H. Klein of Newberg has sold a 16 acre tract near that place to J. L. Haslam for \$12,500. This is the highest price so far paid for land in the vicinity of Newberg.

Mrs. M. Mayer has purchased the Fred Hale ranch on Kahler creek in Wheeler county. She will run the place herself and raise alfalfa and stock. The ranch is ideal for stock with plenty of water and controls several acres of good outside range.

Ashland is on the verge of a building boom. The new \$35,000 Armory is to be started at once. The contract provides for its completion by March 1. Before it is completed work will be started on the remodeling of the old opera house block into a double store with office suites above and an external finish of rough cement.

C. S. Sanderson of Central Point, closed a deal last Saturday with E. Violet Cook of Los Angeles, for the sale of Will Albert's nine acre orchard on the Jacksonville foothill road for \$4300.

Frank Turner of Independence, has purchased Mr. Hanson's interest in the Catlin & Linn hop farm. The place has 40 acres in hops and is a valuable property. Mr. Turner has a third interest in the farm.

Baker Bros. and Lockyear have sold the 50 acre Gaunt tract of Sheridan to Messrs. Sprague and Davis of northern Oregon, the consideration being \$5500.

Buffs. Edstrom recently of Council Bluffs, has bought two acres of land out of the northeast corner of Baker's Benamont addition to McMinnville, paying \$500 per acre. She has begun to build a residence.

Walter Rossmore of Cottage Grove reports the sale of 40 acres of the Oregon Garden Fruit company's tract near Buxton to Andy Unger, of Cazadero.

The real estate market throughout Yamhill county continues to show activity. Several farms have changed hands this week. Another big deal was consummated when Mr. French, recently from California, purchased the E. C. Merrill place consisting of 217 acres and located northeast of Portland, for \$14,000. Frank Mitchell, of McMinnville, has bought 67 acres in the Bellevue neighborhood from Mrs. Rebecca Yocom. Mr. Mitchell plans to sow the greater portion of the tract to clover.

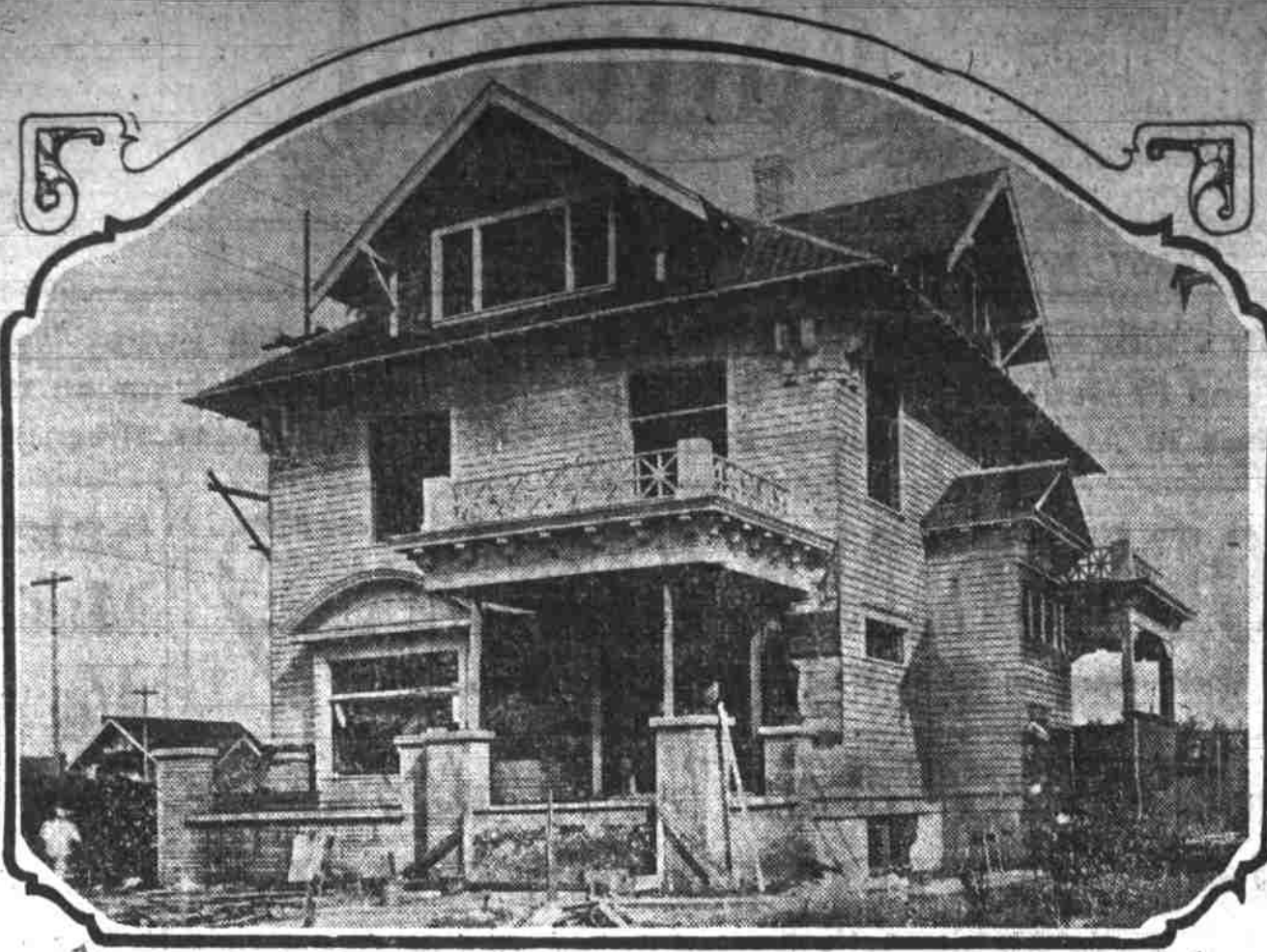
One of the highest prices which central Oregon farm land has ever brought was that paid at Summer Lake when J. W. McCulley of Gist purchased 220 acres of A. E. Embler. The price was \$125 an acre. On the deal Mr. McCulley traded in his 170 acre ranch, worth \$7000 in the Gist country.

The John and Minor Saick property, 110 acres one mile north of Corvallis, on the Albany road, has been sold to Julian McFadden for \$15,000. It is one of the first class pieces of ground near the city.

A piece of Malheur county soil brought its owner \$100,000 when the Idaho orchard between Nyssa and Vale, was purchased by Nelson and Emmett, Idaho. W. P. Sanderson recently purchased the Idaho orchard for \$50,000, and, after harvesting the remarkable crop of 45 carloads of prunes, sold it at an advance of \$10,000. The orchard consists of 120 acres, of which 80 are in prunes and 20 in apples. The orchards were planted 13 years ago. An excellent crop of alfalfa has been cut from between the tree rows. A band of 350 hogs has been fed on the alfalfa and prunes all summer, besides ten head of thoroughbred Lincoln sheep being pastured. Mr. Sanderson has cut and stacked 300 tons of alfalfa.

T. J. Hatfield has purchased 105 acres on the Owyhee, below the Shoshone canal, for which he paid \$100 per acre. This is a rich acreage of typical Malheur county soil.

For a consideration of \$3200, George McGaughey, the Pilot Rock liverman, has sold his land near Highway Springs to S. J. Nelson. This is in the mountain district, but some of the land is of fair quality for farming purposes.



Handsome new home of Attorney Isaac Swett, under construction at East Twenty-fourth and Tillamook streets, in Irvington.

GOLF PARK READY FOR HOME BUYERS

Beautiful Addition Has Cluster Lights and Modern Conveniences.

Golf Park, the beautiful new addition adjoining the Waverly Country club and the golf links, on which improvements have been under way for several months, will be open today for the inspection of the public. An interesting feature connected with the opening of this property was the ceremony of turning on the lights, which took place last night under the direction of F. N. Clark, selling agent of the property. This ceremony consisted of lighting up the 53 electric clusters, each having a 150-candle power, which times the streets of the park.

Mr. Clark and corps of assistants will be on hand today to show visitors what a magnificent garden suburb has been made of Golf Park. This is the first time in the history of Portland that a property of the character of Golf Park has been fully improved, down to the minutest detail before being offered to the public. A unique method of advertising the property adopted by Mr. Clark is the plan to keep the cluster lights turned on throughout the night for several weeks to come. These lights will be visible from Portland Heights and other elevated districts to the west of the city. Visitors to Golf Park today will find not only the streets hard surfaced, but 15-foot alleys through the center of each block also paved. The most modern and approved water, gas and sewerage systems extend throughout the tract. The electric wires are under ground, and a plan is on foot to dispose of the telephone wires in the same way. In fact, every possible improvement to the smallest detail has been made.

RESIDENCE PERMITS FOR DAY TOTAL \$30,000

Residence permits were granted last Thursday to Mrs. Frank H. Powers for seven dwelling houses, each to cost about \$4000, and to be erected in the vicinity of East Seventh and Thompson and Irving streets. The investment will approximate \$28,000.

W. J. Hoffman procured a permit for a two-story frame residence, to be erected on East Twenty-third street, between Knott and Stanton. The building will cost \$2000.

The Oregon Home Building & Construction company has broken ground on Westover road, in Westover Terrace, for a two and one-half-story frame residence, to cost \$5000.

A permit was issued Friday of last week to the Pacific Telephone & Telegraph company of San Francisco, for the construction of the footings and foundations for its proposed office building, at Park and Oak streets. The cost of the work was named at \$12,000.

The Canadian city of Edmonton has limited the height of buildings to 10 stories.

Saving and Investing for the Thrifty

By John M. Oskison.

It may be news that women are getting into the real estate business, and making money out of it. It was to me. I had no idea that they were active in it until I saw the picture of one of the markedly successful ones in a recent Cleveland newspaper. There was an interview with her, too, which contained some hints worth passing on to ambitious women.

This Cleveland woman has a specialty building houses on vacant lots with money which she borrows for 6 per cent and selling the houses for a neat profit. Getting the right sort of a house on a lot, at the right price, is her problem. When she solves it successfully she makes money, and she loses when she fails to solve it.

"Women," she said, "are better qualified than men to build houses. They are the ones who live most in them, and know what is needed. They know, from

long experience, just where the closets and sinks ought to be, what arrangement of rooms will be most convenient and save steps, what sort of wood is hard and what sort is easy to keep clean, and a lot of details which men builders either don't know about or willfully neglect.

"I think the time will come when practically all homes will be built by women."

I do not know of a better investment for the modern architect-builder than to add to his staff a woman of taste and experience as a home maker. I do not know of a better way for the young woman to invest her talent than by getting into the business of designing houses for people to live in—really to "live" in. It is an axiom of the investment business that money is safest which is put into the things in every day use by a large number of people. Certainly the investment in real home-making talent satisfies that requirement.

active charge of the financial features of the business in the bond and mortgage departments.

H. E. Wilcox of San Jose, Cal., has returned to his home after purchasing 400 acres of land known as the August Walters place, on Dry creek, in Jackson county. The consideration was \$20,000.

China has established a school along the lines of an American high school near Peking, chiefly to prepare students who intend to enter universities in the United States.

WILL START \$26,000 BUILDING THIS WEEK

Construction work will begin this week at the southeast corner of Northwick street at Killingsworth avenue on a combination three story brick and steel store, office and apartment for Blanchard & Clemson, realty brokers. The plan provides for a 60 by 100 foot structure, with the lower floor arranged in stores, a portion of the second floor in offices and the remaining portion of the second floor and all of the third story divided into 10 apartments of two and three rooms each. Its estimated cost is \$26,000.

The First Church of Christ, Scientist, located on Everett street between Eighth and Nineteenth, is undergoing alterations to the extent of about \$10,500.

A permit was taken out last week by George W. Bates, the banker, authorizing the construction of the concrete footings on Burnside street near Front for the business building he is constructing.

SALEM BUSINESSMAN COMES TO PORTLAND

The real estate and financial world of Portland are pleased to welcome into their midst Joseph Baumgartner, who, for many years, was the cashier of the Ladd & Bush bank at Salem. His early life was spent on an Ohio farm. In the 80's he came to Oregon with but \$5 cash in his pocket. This lean purse compelled him to get busy at once, and carve out a position for himself, which he proceeded to do. A short time thereafter he entered the bank of Bush & Ladd as a messenger, continuing his services there until the present time, constantly working and striving to perfect himself for higher positions, until he finally became cashier of that important bank, as high a position as the bank had to offer. His abilities attracted the attention of the chief stockholders of the Chapin-Berlow Mortgage and Trust company—he becomes vice president of this company, and takes

NEW HOMES PLANNED; CONTRACTS ARE LET

Dr. L. T. Brock has employed an architect to prepare drawings for a 1½ story seven room cottage to be erected on a beautiful building site at East Forty-seventh street and Sandy road.

J. V. Guthrie has contracted with George W. Priest, the architect and builder, to erect for him a two story

residence at East Thirty-eighth and Hancock streets, at a cost of \$4000.

Architect Wade H. Pipes is preparing drawings for two attractive homes, one to be built in Irvington for a local banker at a cost of \$5000, and the other on a slightly lot near the Alameda in Alameda Park, for a newcomer to the city.

Thomas Jones procured a permit last Thursday for a \$4000 residence which he has under construction on East Twenty-fifth street, between Hancock and Schuyler.

A new sea anchor for lifeboats has an attachment to be filled with oil to quiet rough water.

APARTMENT HOUSE BOUGHT BY CAMPBELL

The four-story brick apartment house at the southwest corner of Fourteenth and Market streets was sold last week by A. S. Ellis and L. E. Snyder to Floyd J. Campbell, for a consideration of \$48,000. The building was erected within the year, and is one of the most modern of the smaller apartments in the city. It occupies a 50x65-foot lot, and contains two and three-room apartments. The sale was negotiated through the offices of R. F. Bryan & Co.

Land Redemption Company

Offering of 1000 Shares of Common Stock at Par

Capitalization, \$100,000; Par Value, \$10

Issued and Outstanding, \$69,310

This Company Has No Mortgaged or Funded Indebtedness

The salient features of this stock are set forth in the following summary:

1. The Company operates in clearing logged-off lands—of the stumps, fallen logs and all timber obstructions, leaving the parcel of land cleared ready for the plow. All work is done by mechanical and electrical process, man-labor being eliminated to the fullest extent.
2. The Company operates on any grade of land in any kind of weather and can clear land under the worst conditions more rapidly and cheaper than by any other possible method.
3. The plant now in operation has an earning capacity of 11½ per cent on the total capitalization of the Company. Contracts to clear land are now in the hands of the Company and the revenue from the sale of the additional stock will be used to equip and place in operation another plant, the demand being too great for one plant to handle.

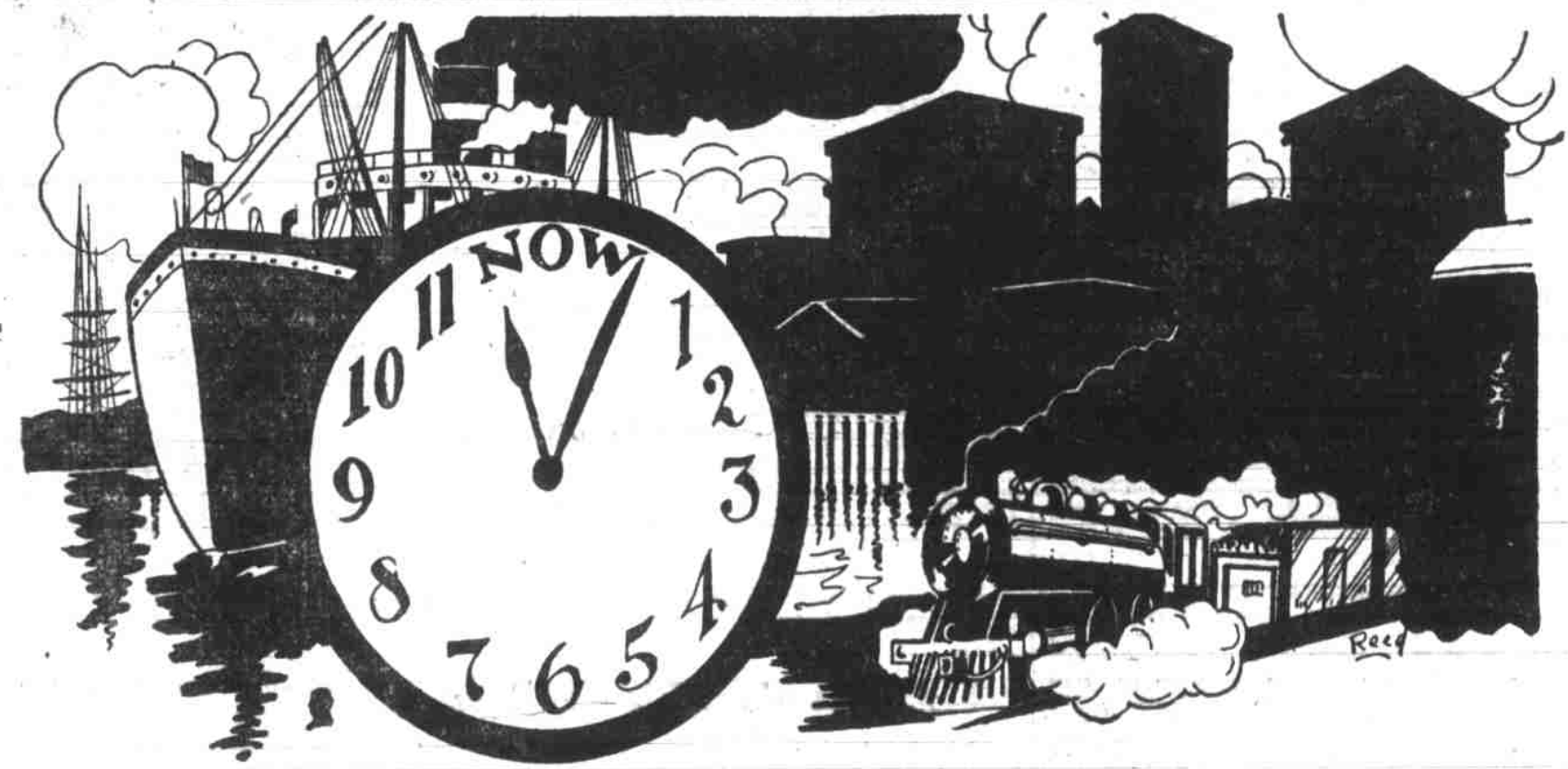
We Offer This Block of Stock at Par, Subject to Prior Sale or Advance in Price

Descriptive Matter Furnished on Application

The Cleaveland Hilson Company

702-703 SELLING BUILDING

PORTLAND, OREGON



WALDEMERE 1915

As Gary and South Chicago are to Chicago; as Lowell and Lynn are to Boston, as Jersey City and Paterson are to New York, as East St. Louis is to St. Louis, as Hamilton is to Cincinnati, so WALDEMERE will be to Portland in 1915—the THROBING, HUMMING, SIZZLING, VITALIZING HEART, SOUL AND CENTER of the MANUFACTURING INDUSTRY of the Pacific Northwest.

VISIT WALDEMERE TODAY

No sooner were the STEEL MILLS begun in Gary, Indiana, than hundreds and THOUSANDS of steel workers flocked there to buy lots for homes and lots for investment.

No sooner were the STEEL MILLS completed in Gary, Indiana, than hundreds and THOUSANDS of steel workers WERE EMPLOYED AT HIGH WAGES and a LARGE PERCENTAGE OF THEM had ALREADY BOUGHT THEIR LOTS, BUILT THEIR HOMES and were living happily, WITHIN A FIVE MINUTE WALK OF THEIR EMPLOYMENT.

The SHREWD ONES were the FIRST ONES.

They secured their building sites at OPENING PRICES; now, their holdings are worth THOUSANDS against the HUNDREDS they paid.

Take United Railways, Second and Stark

Trains leave 15 minutes after the hour, except at 12:15, all daylong. WALDEMERE is 30 minutes down the river, on the west side, overlooking the Willamette, on a gentle slope, affording the finest view obtainable from the beautiful hills surrounding this city. A visit to WALDEMERE on Sunday will be a REVELATION to those who do not know what an enormous amount of building activity \$5,000,000 suggests. You don't know how Portland is FORGING AHEAD, if you haven't been out on the United Railways lately.

VINCENT JONES REALTY CO. 408 Spalding Bldg.

REALTY DEALER CONVICTED

Portland Man Loses \$10,000 When Broker Sells to Two Persons.

SANTA CRUZ, Cal., Aug. 31.—Gary T. Scott was found guilty by a jury here today of having sold valuable farm property near Watsonville to two different persons. He was arrested in Spokane, Wash., two months ago.

Scott was accused of having defrauded V. E. Campbell, of Portland, Or., of \$10,000 worth of property near that city and \$10,000 worth near Boise, Idaho, by having Campbell transfer it to him to expedite realty transactions.

Scott traded Campbell's Oregon property to W. R. Humphrey, it was charged, for his Watsonville property. Campbell declared that in the meantime Scott turned over the exchange contract to Campbell, and, without the knowledge of the latter, exchange the Watsonville property again for property in Oakland.

Conviction

of the man who defrauds you in a hand deal does not always mean RESTITUTION. You cannot afford to take chances when buying property. Protect your family by securing our guaranteed Certificate of Title. Investigate. Call for booklet.

TITLE & TRUST COMPANY
4th & Oak.

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