

RENTS ARE TO RISE

IN ALL SECTIONS

OPINION OF EXPERT

G. G. Rohrer, Chairman of the Realty Board Rental Bureau, Makes Forecast.

BIG DEMAND FOR HOUSES

Lack of Cooperation by Landowners the Only Thing Now Keeping Rates Where They Are.

Rents in all parts of the city are going to rise, in the opinion of G. G. Rohrer, chairman of the rental bureau of the Portland Realty Board.

"I expected a great removal of rents this spring," said Mr. Rohrer this morning. "But after a careful survey of the situation, I have come to believe that most of the renters are going to stay where they are. They will all over the city, and when people look around and see that they can't find what they want, they are going to keep their present residences."

There is an immense demand for five and six-room bungalows of the most modern type. In small furnished houses, the demand is greater than the supply. There are a great many people coming into the city to work in the shipyards and other industries that are opening up in Portland.

"The only disappointing phase of the situation," said Mr. Rohrer, "is the lack of cooperation among property owners. Many of them seem to be so used to hard times that they are unwilling to take advantage of the present situation. By concerted action, rents all over the city could be raised immediately because the demand for residences and business locations warrants it. I feel confident in saying, however, that what increases in rent do not take place this spring will take place in the fall."

STABLE TO BE WRECKED

Natorium or Garage to Replace

Frazier & McLean Building.

A swimming pavilion or a garage is soon to replace the old Frazier & McLean stable on the corner of Fifth and Taylor streets. The building, one of the owners of the building, has announced his intention of razing the old frame structure within the next month. Charles R. Frazier, the partner in the ownership of the building, has left for California to inspect some of the best stables of that state.

The old Frazier & McLean stable has long been a source of annoyance to many people, and several suits have been started to condemn the building on the grounds of safety and sanitation. Suits have always failed on some technicality.

Underwood Company to Move.

The Underwood Typewriter company, which for a decade has been located at 48 Sixth street, has signed a lease for a new building on the corner of Fifth and Taylor streets. The new building, which is a large basement, are now being remodeled for their new tenants.

The exact terms of the lease were not made public, but the amount is known to have been in the neighborhood of \$10,000 a year. After the first year it is understood that the rate will be determined by arbitration.

Partnership is Dissolved.

The partnership of Stanley S. Thompson and F. K. Robinson has been dissolved. Mr. Robinson bought his partner out in the company a year ago. Mr. Robinson intends to acquire two or three assistants, and will then carry on business as he did prior to Mr. Robinson's entry into the firm.

Real Estate Transfers.

Fred H. Hoel and wife to Elmer C. Palmer et al. \$10,000. L. B. 24, 1. 10, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

HIGHWAY BOND PLAN GETS UNDER WAY AT SALEM TODAY

Salem, Or., Feb. 13.—The highway bonding program was launched in Salem this morning when I. N. Day, day bond agent, John H. Benson, Amos Benson and W. L. Boise reached Salem and immediately went into action.

A conference was arranged with the joint senate and house roads and highway committee for noon time, at which the members of the two committees discussed the two bills drafted by Day, Benson and Boise, and presented for their consideration.

Bowerman has drafted two bills, one providing for the construction of state highways, the other providing for the increased capacity of the roads. The increased capacity bill is expected to raise more than \$500,000 a year, should the bill pass. According to the highway bill a mileage tax will be levied for the maintenance of the roads, the payment of bond interest and the repayment of the bonds.

Money is provided.

It is expected that the increased automobile tax will be levied by the treasury for the money taken out by direct tax.

The board of control is made the highway commission, under the Bowerman bill. In other words, the present

GERMANY'S MILITARY LEADERS OF OPINION SUCCESS AT HAND

Believe Victory Will Be Achieved Before America Could Make Move.

VACATIONS ARE CANCELLED

February Leaves Recalled, Developing Fact Mindenberg is Awaiting Favorable Moment for Great Final Effort.

By Carl W. Ackerman.

Berne, Switzerland, Feb. 13.—(U. P.)—Germany's public and official opinion do not believe entrance of America into the war would have the slightest effect on the outcome.

As a matter of fact, Field Marshal von Hindenburg believes with preparations now under way the war will be won by Germany before America could enter—if she does enter.

When Ambassador Gerard and his party left Berlin orders had been issued by the German military authorities cancelling all vacations of army officers and men for the month of February.

That move developed the information that von Hindenburg was awaiting the opportune moment for the great, final effort of Germany's forces.

Leaders Look to Victory.

Germany's military leaders believe the moment of Germany's victory is at hand. They hold this victory will be achieved because of the superior submarine warfare and because of the shortage of French munitions and supplies. They believe the German army and navy is prepared and anxious for war with America. German newspapers have been urging Americans to work for peace, but have been urging the German admiralty not to torpedo ships carrying American passengers. Their efforts, however, do not appear to be successful.

During the past three months the German censorship has been most severe. Correspondents have been unable to picture conditions in Germany, and the German press has been designed to influence American opinion were allowed to "pass."

Berlin cannot understand why America maintains her diplomatic relations with Austria-Hungary after having severed with Germany. Officials pointed out, before the Gerard party left the capital, that Emperor Carl and the Austrian government were not at present at the conference on January 27—Kaiser Wilhelm's birthday—at great German headquarters, where it was decided to open the unlimited submarine war.

Moreover, Berliners pointed out, Austria-Hungary, through her emperor and foreign minister, at that time accepted Germany's full responsibility for the world war.

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