BUILDING ACTIVITIES TAKE A SPURT AND DEAL VALUES DOUBLE

Many Permits Are Issued for New Homes and Apartment House to Rise on East Side.

LARGE RANCH SALE MADE

New York Apartment Taken in Exchange for Farm in Neighborhood of Kalama, Wash.

REALTY TRANSFERS.

	No.	Amount.
Last week	178	$155,674
Previous week	229	78,989
Three weeks ago	187	148,487

BUILDING PERMITS.

	No.	Amount.
Last week	75	$113,330
Previous week	65	36,372
Three weeks ago	62	57,820

Real estate activities showed a decidedly better turn last week in every division.

The $113,330 worth of new construction called for under the permits issued by the city department of building is over three times the amount allowed the week before.

Realty transfers for the week doubled in value, although not as many deeds were recorded as in the previous week.

Many of the permits issued were for new houses, plans for 11, at a total cost exceeding $25,000, being submitted. The city finally issued a full permit for the Herbert Gordon apartment, East Twenty-sixth and Burnside streets, and a $28,000 permit was given to the Northwestern Electric company for its tank construction at Twelfth and Flanders streets.

Bank Offices Remodeled.

Another series of permits issued provided for remodeling the Pacific Title & Trust company quarters, in the Chamber of Commerce building, for the new home of the Hartman & Thompson bank. The former Hartman & Thompson quarters will be occupied by the Canadian Bank of Commerce. The total improvements in the Chamber of Commerce building will probably cost about $12,000, according to architectural estimates.

The largest sale of the week was the exchange of the New York apartments, East Seventh and Belmont streets, for a large ranch near Kalama, Wash. L. O. Ralston, 608 Market street drive, is the new owner of the apartments, and the former owner, E. O. Tobey, takes possession of the ranch. The latter was valued at $45,000, and Mr. Ralston also assumed a $35,000 mortgage on the apartment.

L. Gerlinger sold a three-story apartment type house at West Park and Yamhill streets to the Portland Trust company. The name of the actual purchaser was withheld. A nominal consideration of $1000 was named, but the price is said to have been close to $80,000.

New Syndicate Formed.

An important realty transaction was the reorganization of the Railway Exchange building ownership. A new syndicate, headed by Grant Smith & Co., and composed of former and new stockholders, takes over the property. A new bond issue of $90,000 was authorized and the lease was extended for 15 years. Rental was reduced from $18,000 to $12,000 a year, and a private appraisal of the building fixed its value at $192,000.

The Oregon Home Builders are starting the construction of a home for Thomas Prince at Twenty-fourth and Stephens streets. The house will be of Shope brick veneer construction and will cost $5500. Mr. Prince already owns the lot. Three other houses, one at Twenty-eighth and Mason streets, two on Bryce avenue between Glenn avenue and Thirty-third street north, are being erected by the Oregon Home Builders for sale. The last three houses will cost in the aggregate $11,500.

Hearings Being Held On the Building Code

Robert G. Dieck, commissioner of public works, will conduct hearings on the proposed building code at room 423 City Hall on Tuesday, Wednesday and Friday afternoons, when part 1, titles 1 to 11 inclusive, were considered. The second, third and fourth hearings will be devoted to part 2, the fifth and sixth hearings to part 3, and the seventh hearing to parts 4 and 5.

F. N. Clark Home From East.

F. N. Clark, prominent in Portland realty operations, has returned from an extended trip through the east. His trip this time was a fast one, New York and several other eastern centers being visited in three weeks. This is the second time Mr. Clark has been to the east coast on business matters since the first of the year.

Laurelhurst Residence Sold.

A six room bungalow owned by B. B. Brumwell at 65 East Forty-third street north, in Laurelhurst, was sold to R. H. Torrey of the Laurelhurst Co. last Wednesday. The property was bought as an investment. The consideration was $3500.

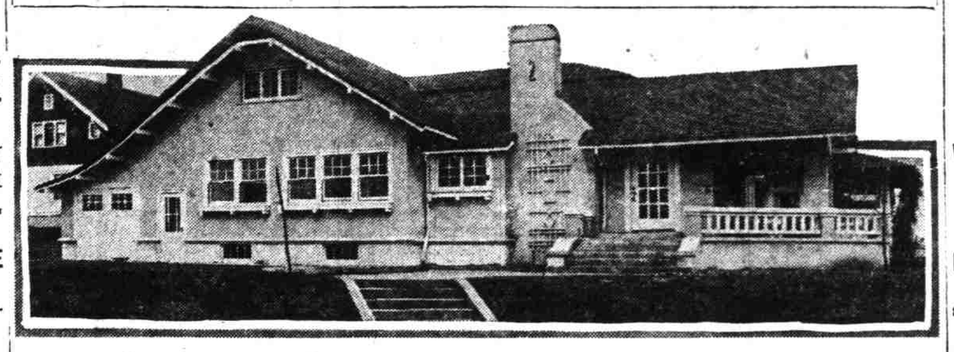
TIPS To the HomeOwner

Sellwood 62 B-1325
OREGON DOOR CO.
SASH AND DOORS
General Mill Work
Foot Spokane Ave., Portland, Or.

General Insurance
BONDS
McCargar, Bates & Lively
Yeon Building—Main 168, A-2694

ABSTRACTS
Union Abstract Co.
EXPERIENCED MANAGEMENT
EFFICIENT CLERICAL FORCE
PRICES REASONABLE.
411-413-415 CORBETT BLDG.
Phones Main 66 and A-2317

HOME IS PURCHASED IN LAURELHURST



Residence bought by Mrs. L. Talbot for $6500.

A beautiful home in Laurelhurst has been acquired by Mrs. L. Talbot in her purchase last week of the new bungalow at East Forty-first and Davis streets. Mrs. Talbot bought from Dwight Cheney, paying $6500 for the property. The home is undergoing final stages of completion this week and will be occupied by the new owners before June 1.

Numerous unique features are embodied in the house, which contains nine rooms. It has a thatched roof and stucco exterior. The garage is housed under the same roof at the rear. Lines of the dwelling are particularly graceful. The interior is finished in old ivory and white enamel.

PLANS OFFERED FOR BUILDING AN ADDITION FOR FRANKLIN HIGH

Structure, Duplicate of Right Wing, Will Contain Auditorium Seating 1847.

Plans for the third unit of the Franklin high school plant, at East Fifty-fourth street and Twenty-ninth avenue southeast, were submitted for approval of the municipal building inspectors Friday. The addition will cost between $90,000 and $100,000.

This building will be a duplicate of the right wing of the structures already completed. In this wing will be located the auditorium, designed to seat 1847 persons, seven class rooms, cafeteria for students and dining room for teachers, kitchen, bicycle room and the ventilating plant.

Besides the auditorium, which will be 70 feet by 305.9 feet, a music room will be located on the first floor. The auditorium will contain a spacious gallery.

The auditorium is to have 13 exits. Air vents under the balcony seats will provide a unique system of ventilation. The building will be of brick construction, and except for the roof, which will be supported with wooden trusses, completely fireproof.

F. A. Naramore, superintendent of properties for the city school system, submitted the plans. Work on the new unit will be started shortly.

In connection with plans for this building, students have planted a large area of the Franklin school grounds to furnish a portion of the provisions for the cafeteria next winter.

Homes Figure in Realty Transfers

Fred W. German Co. Report Numerous Deeds in Past 10 Days—Ranch in Clatsop Co. Purchased by Stockman.

The following realty sales were reported by the Fred W. German Co. as having been closed up in the past 10 days:

William M. Ryan, property at 621 Willis boulevard, University Park, to F. H. Kearney.

Elmer Upton property, 1836 Dwight street, to Blanche Hennessy.

Charles Chapman, Richmond, Cal., property at 864 Harold avenue, to A. Dunn. The house on this property will be rebuilt at considerable expense.

Umdenstock & Larsen Co. to Mr. and Mrs. G. Lane, five room bungalow, 265 East Seventieth street north, in Jonesmore.

Two lots and house at 1533 Lancaster street, belonging to C. E. Wilcox, to Thomas Burse. House to be rebuilt.

F. Newbauer, 1308 East Sixteenth street north, to A. L. Schacht.

A. W. Buchanan, one acre highly improved tract at Maplewood station, to F. D. Warner.

Bridget Dooney to Carl Schulz, 167 acres, located three miles from Swenson, in Clatsop county. The new owners will move to the property and develop it into a stock ranch.

Builders' Exchange Officers Elected

The annual meeting of the Builders Exchange was held Wednesday night and members of the directorate for the year were elected. The new board consists of J. S. Seed, general contractor; Thomas Muir, president of the General Building Contractors association; E. E. Gilmer, Timms-Cress Co.; W. F. Blaesing, Master Painters' association; F. C. Green, president of the Electrical Contractors & Dealers' association; M. H. Gunther, sheet metal contractor; D. L. Hogan, president of the Contracting Plasterers association; D. L. Williams, president of the Master Plumbers association; A. J. Bingham, general contractor; James L. Quinn, general contractor, and A. L. Murphy, Jones Lumber Co. The board will select the executive officers later.

"Buy a Home First" So Grips Reporter He Goes and Does It

Fred W. Vincent, Portland newspaper man, became so imbued with the spirit of the material he was writing about the "Buy a Home-First" movement last week that he went scouring about the country in his machine, found a home that suited him exactly, and purchased it.

The new home is a 6 room bungalow, located at Multnomah on the extension of Terwilliger boulevard. The purchase was made through N. H. Atchison of the Multnomah Development company, and the original owner was Dr. N. H. Marks. The price paid was about $3000. Mr. Vincent also took an option on an adjoining lot.

Vincent said he had been an apartment house resident all his life, but after perusing some of the "Buy a Home" arguments, decided to make a change.

MILL MEN LEND AID TO BUY-HOME-FIRST MOVEMENT IN STATE

Merchants, Too, Will Cooperate and School Children to Write Essays on Subject.

Lumbermen of the northwest are cooperating in an effort to extend the "Buy-a-Home-First" movement to every city where a mill operates.

The distinction is made because the mill officers are being asked to manage the campaigns, although local commercial organizations will be requested to participate.

Committees of five to seven men and women will be appointed to manage these campaigns. Merchants will cooperate in making the various movements successful. Prizes will be offered to school children writing essays on the subject, "Why Every Family Should Own Its Own Home." Ministers will be asked to make the movement sermon themes.

The following statement, asking the lumbermen to participate, has been issued by the Timberman:

"When you talk 'Buy a Home First,' you are talking something that is near the heart of every man and woman. That is why such a campaign succeeds.

"At such a time as this money should not be hoarded. It should be expended in reason but spent on things of real use and value. There is nothing so valuable to the owner, as well as to the community, as the some. Home owners are the best citizens, not 'wanderers on the face of the earth.'

"It is the solemn duty of every American citizen to aid his country at this time, and it is part of his duty to his country and to himself to have a home.

"Home building provides work for men in many industries, and the greater part of the money so invested remains in the same community. It is the best possible evidence that the American citizen can and will do his share when his country demands that its sons and daughters do more for themselves and for the nation than in times of easy peace."

Michigan Resident Buys Home Tract

T. H. Tregea, a resident of Michigan, purchased 4.15 acres of land on Columbia boulevard, within the northeast city limits, last week from Samuel Doak, realty operator. The consideration was not made public. The place is highly improved, and will be used by the purchaser for a suburban home. It will be occupied by the owner immediately.

Louis Stopper purchased a farm of 120 acres, located about 3½ miles north of Cape Horn. Mr. Stopper will immediately occupy the ranch property. Elton Watkins, attorney, purchased four lots in Irvington through Mr. Doak as an investment. Mrs. Marton E. Foxton purchased a two-story house and lot, 85 by 122 feet in dimensions, at 45 East Fiftieth street and two lots on Seventh street terraces. All the deals were completed last week.

THREE STORES LEASED ON WASHINGTON ST.; 2 FACTORIES PLACED

Bikman-Goldberg Co. to Manufacture Women's Skirts; Fifteen Employes Working.

The E. L. Knight Electrical company took a lease last week on three small store rooms at 441-443--443½ Washington street from the Van Schuyver Investment company, and will occupy the premises within a few weeks. The lease is for five years and represents a total cost of $12,000. The new quarters will be completely remodeled. The lease was consummated by the Stanley S. Thompson company.

The same firm also placed two factories in the Phoenix building, Fifth and Oak streets. One of the concerns is a new organization. It is the Bikman-Goldberg company, incorporated for the manufacture of women's skirts. Operations have already been started. Fifteen employes are now working, and a force of 50 employes is anticipated by the end of six months. The plant occupies the fifth-story loft.

The Adrian Neckwear company, at present located in the Goodnough building, has moved to the Phoenix building, taking a three-year lease on the fourth-story loft.

$15,000 Cash Paid For 2 Dairy Farms

John Dunn, Sauvies Island Rancher, Obtains Adjoining Ranches; Hunting Rights Will Be Preserved.

Development of a large and modernly equipped dairy farm on Sauvies island adjacent to Little Sturgeon lake is promised as a result of two sales consummated in that district last week.

John Dunn, Sauvies island rancher, was the purchaser of tracts of land from E. E. Merges and Alex Bonser. Mr. Merges sold his farm of 80 acres for a consideration of $8500. Mr. Dunn's place, consisting of 151¾ acres, was sold for $6500. The lands adjoin. This was a flat cash deal of $15,000 and was handled personally by the various principals.

The Merges farm has also been used as a hunting preserve, and these rights are reserved by the former owner. Practically all the land involved in these sales is under cultivation or in pasture.

750 Lots Donated For Home Gardens

More than 750 lots in every part of the city, in addition to considerable acreage, have been donated by the Ladd estate to Portland residents this spring for garden purposes. Use of the properties has been allowed without charge to the tenants, and the only provision is that the lots be kept neat. The Ladd estate has been allowing use of its holdings for gardening for several years, but the demand for lots this spring has been far greater than ever before.

College Will Erect $100,000 Library

Sealed bids are now being received by the board of regents of Oregon Agricultural college for the erection of the $100,000 library building soon to be constructed at Corvallis. Bids will be received at Corvallis until May 22 at 8 p. m. Plans and specifications for the library are on file at the college office in Corvallis and at the offices of John V. Bennes, architect in the Chamber of Commerce building.

OUT OF TOWN DEALS

Ione—W. F. Honey of Gresham has this week closed up two large real estate deals in eastern Oregon that will probably be ranked among the largest transactions of the spring deals in wheat lands. One of the tracts covered 7000 acres at a price of about $75,000 cash. It was sold to Gustave Friwald, a former brewery-man of Portland and Eugene. Mr. Friewald is intending to cultivate the farm this season and will raise wheat. A second deal was closed by Mr. Honey in the vicinity of Echo, when he sold 1120 acres to R. R. Lewis for about $12,000.

Roseburg—Negotiations completed today formally consummated one of the most important real estate deals made here in several months, when A. A. Main and G. F. and D. G. Calhoun, all of the Red Deer district, Alberta, Canada, took over two of the highly improved tracts in West Roseburg. The two Calhoun brothers will take poossession of the place of E. Bauder, consisting of 18½ acres, while Mr. Main will take the property of O. Martin, adjoining, and having 10 acres. Each of the three men will give in consideration their places of 160 acres each, located in Canada.

Enterprise—H. D. Akins has sold his lower Imnaha ranch of 640 acres, and about 430 head of cattle, to D. W. Warnock. Mr. Akins bought it not long ago of Thomas Marks and Charles Rice. Mr. Rice went to Canada a month ago and Mr. Akins is figuring on going to the same locality.

Imbler, Or.—Don Ruckman has purchased 65 acres of orchard land from Williams & Cleaver, paying $135 per acre. C. J. Pratt has also sold 40 acres to William Webster, the purchase price being $112.50 per acre. At present the land is set to apple trees. The trees will be pulled and the tract sown to grain.

Dallas—The Ellis Realty company reports the sale of the Cephas-Nelson farm in the Mistletoe district, three miles west of Monmouth and five miles south of Dallas, to Henry Portwood of Monmouth. Mr. Nelson takes as part consideration in the deal city property in Monmouth and Salem. The farm, consisting of 80 acres, is modernly equipped with silo, prune dryer, water works, dairy shed and a cannery for putting up small fruits.

Pendleton.—W. R. Ewing of Cecil, Or., has traded his alfalfa farm on Willow creek, containing 600 acres, and his mountain ranch, containing 2400 acres, for the Oakland Stock and Grain Ranch near Oakland, Or. This ranch contains 1750 acres of fine valley land in southern Oregon, 900 acres of which has been cultivated.

Kelso, Wash.—A 320 acre tract of land west of this place in the proposed diking district No. 3 has been sold by W. T. Wade of Portland to Frank G. Barnes of Silver Lake. Mr. Barnes intends to push things so that this district will be organized during the summer and the diking work completed before another June freshet.

HOMES ARE NECESSITY IF WE ARE TO HAVE CITY, DECLARES WOODWARD

Well-Known Business Man Speaks on "Buy a Home First" to Business Men.

DUTIES ARE INCREASING

Speaker Declares That Demands of Society Are More Complex Than in Past.

"We will have a city only if we have homes," said William F. Woodward, speaking before the Progressive Business Men's club at its luncheon Thursday on the "Buy a Home First" movement.

One of the largest crowds the club has ever had at its luncheons heard Mr. Woodward's address. The speaker went deeply into his personal home life in delivering this address, which was an apt presentation of the home-owning idea for which the present movement was started. J. C. Mann was chairman of the day.

"Our city must be filled with homes," said Mr. Woodward. "You can create all the shipbuilding plants in the world and all the industries can crowd into your city, but if you are not a city of home owners you will never get anywhere.

Society Makes Demands.

"Society demands a terrible sight from us all. It has not lessened any in the last 27 years that I have been married. Rather, it grows more complex. Here is a father of four daughters. One is married and safely out of the way and living in a house of her own on the other side of the lot, and there are some grandchildren.

"Three more are approaching the marriageable age. These men — you who are facing me here at these tables today—probably all have a son or daughter of marriageable age, or fast approaching it, and if not you might as well prepare for it, for it will come to you some day if you do your duty by your progressive club and by your country.

"Are we making it possible for the young men today to marry when the impulse moves them, or are we encouraging these men to wait until they are able to get an eight-cylinder car?

Standard Set Too High.

"These men who would like to marry are under a handicap today. Their souls and hearts and livers are made exactly like they were 100 years ago today. But we are placing before them examples of luxuries which they think are necessities today. The luxuries of yesterday are the necessities of today. The youth of today of 18 to 25 is constantly having his standard elevated, or he thinks he is, and he feels that he cannot keep up with Mary. He cannot keep up with the profession. There is something that Mary or the other fellow has, or is going to have, in the way of expenses, and he delays marriage.

"Every youth growing up can well be made to understand that the first and primal duty before him is marriage. He should know that there is a way whereby marriage—and by marriage I mean real marriage, not the sudden outburst of an ill-regulated, untaught passion—there must be some way of financing marriage for that youth who wants to marry. This body of men engaged in the sale of real estate have it in their power to erect such a structure or financial monument as to enable the young man to buy a home and go into it.

"I have no grudge against the apartment house and the hotel. They have their place; but there is only one place for the young married couple, and that is a home they own themselves and are paying for and the title deed to which is in the young wife's name.

French Custom Indorsed.

"The French do some things better than we do, besides military things. They have a 'dot.' The father and mother of the daughter, all through their life, are laying a little aside for the 'dot.' It is hers. It goes when she is given to the young man. It is a grand idea. I know of no reason why the parent of the child should not thus provide for her marriage. The young man should have a good deal to struggle for himself. A young man never should have 5 cents when he goes away from home. They should have to work for all they get; but the daughter should be entitled to a home that the father and mother should give her. We have not established that homely custom as yet in this country. We have frittered it away with receptions and teas and the like for a long time for the youngster.

"It has been said that the ideal home should own, besides a wife, not a hot air furnace, but a fireplace. We can cultivate a family atmosphere with a fireplace, but never with an airtight stove or hot air furnace. You can establish a sort of home by renting, but no real home can exist unless it is owned by the young couple. The young people should buy a home if it is only by little payments, and this is possible by the proper cooperation between the members of the family, the employes and you gentlemen.

"You and I are dead tomorrow. And we are forgotten, but those who are growing up, the babies of today and the young men of tomorrow, must have a home—and that means the opportunity of having a home on $75 a month, or $100 a month or $125. This opportunity should be theirs. And a city like this can afford that opportunity."

Mr. Slacker Now Member of U. S. A.

Newark, N. J., May 12.—A heavy-set young man walked into the army recruiting office here and told the officers in charge he wanted to enlist.

"What's your name?" asked the lieutenant.

"Slacker," was the reply.

"Nothing doing," shot back the officer; "we don't want any slackers here."

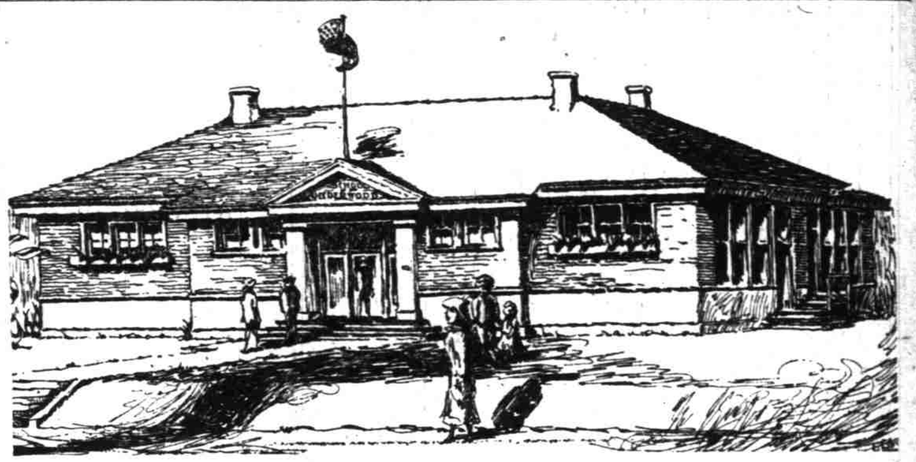
The man later explained that he was Andrew Slacker, of Middleton, Sussex county, N. J., and that he wanted to break off diplomatic relations with his name.

He was accepted.

Linn County Farm Sold.

The J. R. Pound farm, located near Crawfordsville, in Linn county, was sold to E. W. Ripley of Portland last week for a cash consideration of $2000. The farm consists of 30 acres, all under cultivation, and with building improvements. The sale was made through the Ralph Ackley Land Co.

UNDERWOOD WILL HAVE MODERN SCHOOL



Architect's sketch of building that will cost $3000.

The school building soon to be erected at Underwood, Wash., is provided with as great facilities for giving a child a well rounded education as any institution of the kind in the state. The new building will have three school rooms, a manual training laboratory, domestic science laboratory, an auditorium with stage and gymnasium, together with shower baths in connection with the latter. A modern heating and ventilating system will be installed. The building is of modern design. Plans and specifications have been prepared by Tourtellotte & Hummel, architects of this city, and will be completed, ready for bidders, by the middle of the week. Cost of the school is covered by a bond issue of $3000.

BUILDING OPERATIONS THROUGHOUT NATION CONTINUE UNABATED

Figures for the First Three Months of This Year Practically Same as in 1916.

Building operations throughout the country continue with but little abatement, the first quarter of this year showing a loss of only a fraction of 1 per cent as compared to 1916, while 1916 displayed a great gain over 1915. Hoggson Brothers, the New York and Chicago builders, announce that they started active operations in April on five buildings for banks alone in different sections.

The impression is gaining strength that while present costs of materials entering into the construction of buildings appear to be high, the prospects are for prices to go to still higher levels. The American Architect points out that inasmuch as a dollar will buy only three-fourths as much of any commodity as it would three years ago, the cost of building is in practically the same ratio to former costs.

Materials to Stay Up.

Authorities for the most part seem agreed that the chances for building material prices to take a drop are quite remote, whether hostilities continue for some time or whether peace should come within the near future. It is argued that the after-war demand on industrial resources will be infinitely greater than they have been. France has just recently closed a contract involving 200,000,000 francs, most of which sum is to be spent in America for building materials to be used in the reconstruction of important buildings in cities in the vicinity of Verdun, the Argonne and the heights of the Meuse.

The danger of a cessation of building activities does not lie so much in the impression that prices are too high as it does in an attempt to carry economy ideas to harmful lengths. Nothing could be more injurious than indiscriminate delaying of plans for building. This would create an industrial situation that would be far-reaching in its evil effects.

Prosperity Is Needed.

The government is actually carrying on a campaign against the holding up of industrial activities. Howard E. Coffin, of the advisory commission of the Council of National Defence, declaring that "waste is bad, but an indiscriminating economy is worse. Unemployment and closed factories, brought about through fitful and ill-advised campaigns for public and private economy, will prove a veritable foundation of quicksand for the serious work we have on hand. Prosperity is needed in war time even more than when the country is at peace. Business depressions always are bad, but doubly so when there is a fight on hand. The declaration of war can have no real evil effect on business.

Two years ago the prospective builder was urged to "build now" to secure the advantage of low prices and to give employment to idle labor. Today he is urged to "build now" so as to keep skilled labor employed, to keep the wheels of industrial activity going, and to take advantage of present prices, lest he be forced to pay even more if he delays.

REALTY TRANSFERS

Lucila E. Ball and hus. to Clara B. Shumway; L. 5, B. 15, Elberta ..... $ 10
Sylvester Clark to George Belreis, L. 1, 30, B. 8, El Tovar 10
Ladd Estate Co. to S. H. Howard, L. 23, B. 10, Westmoreland 675
Jessie M. Gray to Cora M. Cochran et al, L. 6, Middlesex 1
John Nussbold and wf. to Frank Alverdes et al, S. ½ L. 7, East Paradise Springs 10
Mrs. Katie Bauer Bach to Marie Bauer Welch, L. 20, B. 3, Beauvoir, W. ½ L. 4, 5, Belleview Add 10
Railway Exchange Bldg. Co. to Railway Exchange Inv. Co., L. 1, 8, B. 47, Portland 10
H. F. Todd and wf. to J. R. Stevens, L. 19, B. 8, Elberta 10
Mt. Hood Railway Devel. Co. to Robert Callan et al, L. 19, B. 8, Orchard Homes 850
Mrs. Cora M. Cochran and hus. to Jessie M. Gray, L. 6, Middlesex 1
J. E. Darnielle and wf. to Mary E. Shelton, L. 8, B. 18, Kinzel Park 2
R. A. McCully and wf. to Mary E. Shelton, L. 8, B. 18, Kinzel Park (to correct deed, book 674-436) 2
Mary E. Shelton to Hassalo Lodge No. 15, I. O. O. F., L. 8, B. 18, Kinzel Park 10
Sheriff to Hassalo Lodge No. 15, I. O. O. F., L. 13, B. 63, Irvington 2,423
B. B. Brumwell and wf. to Ralph H. Torrey, L. 17, B. 107, Laurelhurst 10
A. M. Pullen and wf. to Title & Trust Co., portion of Rose Park 1
Watt Shipp to Mae F. Murphy, L. 4, B. 15, Laurelhurst 10
William Hutchinson and wf. to J. C. Bayer, L. 9, 10, B. 7, Hutchinson's Add. 1,347
George Kuch and wf. to John Reichel, 1½ acres beginning at intersection of Railroad st. with right of way of O-W. R. & N. Ry 1
Louis Gerlinger and wf. to Portland Trust Co. of Oregon, L. 4, Park B. 5, Portland 1,000
Beatrice M. Branson and hus. to E. G. Alfredson, L. 27, 28, B. 22, Southern Portland (to correct deed, book 712-182) 1
Fannie E. Smock to Lewis A. Smock, southerly ½ of easterly ½ of L. 3, Sub. of B. "A," Oak Park Add. No. 2 1
Susan M. Harris to John F. Huber, W. 59½ ft. L. 3, B. 20, Lydia Buckman's Add. 10
Charles F. Frey and wf. to Bank of Sellwood, L. 1, B. 44, Woodstock 1
Lewis A. Smock to Fannie E. Smock, northerly ½ of easterly ½ of L. 3, Sub. of B. "A," Oak Park Add. No. 2 1
Smock, easterly ½ of L. 3, Sub. B. "A," Oak Park Add. No. 2 1

IMPROVED CROPS ARE SHOWN IN NORTHWEST

Fall and spring grain conditions show some improvement, according to reports received from various representatives of the O-W. R. & N. by H. E. Lounsbury, general freight agent. The reports show:

W. S. Elliott, Spokane—Maximum temperature 76, minimum 40, precipitation half inch past week, soil has plenty moisture, growing crops and pasture just getting fine start and will be plenty in few days, livestock scarce, especially fine stuff, account severe winter and high price of feed; as pasture becomes available conditions should improve. Fall wheat that was not re-seeded is doing better than expected, the last days of growing weather having improved to make a better showing, too early to estimate spring wheat, but it has had no drawbacks other than being planted late; every indication is that oats and barley crop will be normal; potatoes will double acreage of last year's; fruit of all kinds will be plentiful; has had no setbacks as yet, the late spring holding trees back so they should not mind any late frost.

S. L. Wiggins, Bend—Maximum temperature 62 degrees; minimum 42 degrees; soil in good condition; pastures coming but backward; the livestock turned out in most parts; beef cattle pretty well shipped; farmers rushing sowing of all grains and wheat showing pretty good though very late; alfalfa due to be short account froze out more or less.

R. Birns, Walla Walla—Maximum temperature 76 degrees; minimum 40; average for the week 55.4 degrees; mean maximum temperature 66.6 degrees; mean minimum temperature 44.3 degrees. Precipitation .07 of an inch. From September 1 to date there has been a deficiency in moisture of 1.58 inches. Backward tendency to spring wheat and gardens still prevail. Grain men in the district advise crops too uncertain to make any estimates as to the coming yield. We had 2 carloads of mixed vegetables out of Walla Walla during the past week. Most of the grain in this territory has been cleaned up account C. Guthrie.

L. M. Foss, Lewiston — Maximum temperature, 84; minimum, 46; no precipitation. Re-seeding is about completed; high winds, ample moisture. Spring seeding not completed; condition of pastures good; condition livestock fair, with favorable weather no further losses. Condition wheat, barley; very good, with large increase in spring-sown acreage; other crops very good; fruits very good; weather has been ideal for spring work during past week, and if spring grain is so, it will be normal.

C. F. Vandeveter North Yakima—Temperature, 82-36; rainfall, three-hundredths. Storage reservoirs full and good natural flow in streams; soil fine shape; good grass; range stock taking on weight; no material increase in number sheep, cattle; hogs sold off close, even stockers were marketed and pig crop will be less than last year. Crop acreage increase, about 15,000 acres. Spuds being planted; corn plants next week; grain crops, average condition; soft fruit in full bloom; apples not full bloom for week, season late; hay and lumber shipments being delayed, account no equipment.

Grass Valley—Temperature ranges from 40 to 64; weather warm; light showers Sunday; majority farmers state more moisture in ground now than last year; several cars ordered for sheep to load to Chicago by Roy Logan May 16; one or more cars hogs be ready soon; no cattle in sight.

Moro—Temperature past week, 36 to 76; no rain; sufficient moisture for crops at present; wheat and other grain crops in good condition.

Wasco — Temperature, 35 to 75; plenty moisture; weather past week, west wind and clear; pasture good; wheat doing fine and making good headway; all spring grain in; total fall and spring wheat about same as last year.

Shaniko—Temperature, 38 to 68; sufficient moisture; pasture fair; wheat doing fairly well; spring wheat all in; total fall and winter wheat about twice as much as last year.

Condon—Crop conditions past week much improved; weather has been damp and warmer, with no frost; all grain making good progress; seeding finished except in very few places.

Ione—Crop conditions unchanged; weather warmer; better growing weather; no rain during past week.

Heppner — Temperature, 37 to 60; no rain past week except light showers last night and today; sufficient moisture; good rain last night and today will be beneficial; approximately 85 per cent lambs marketed, not much stock moving for market; winter wheat in good shape; spring sowing in full swing; about 45 cars grain yet to move; wool beginning to come in to warehouses.

La Grande—Maximum temperature and minimum temperature, 59-40. Precipitation, none. Spring plowing and seeding under way, grass growing nicely and fall wheat coming along fine. There will be some to reseed in places where snow blowed off, but percentage is very small, and where water is covering game condition with small percentage weather has been ideal. Livestock still improving. Fruit trees are beginning to blossom in places. All other conditions same as last week.

Elgin—Weather conditions for the past week have been very much more favorable than any time yet this season. The last few days have been very warm, and fall grain is grand in fine shape. There are several of the farmers who are plowing now, but it is estimated that by the first of the week all will be able to start at seeding. Spring grain looking good and pasture is picking up very rapidly. We have had no days that it went below 35 or 40 degrees, and has been as high as 70 and 75 during the day with very warm sun. Trees are beginning to bud out, which is a very good sign. Have not been able to get any late reports on the fruit conditions.

Wallowa—Weather clear, calm; temperature, 60; minimum, 38. Soil surplus moisture; pasture improving; is backward for time of year. Livestock improving but thin, account lack of food. Fall wheat growing good. Spring plowing just commencing.

Enterprise—Temperature, maximum 60, minimum 34. Soil in excellent condition for working and growing grain. Livestock for most part being grassed, are not in condition to be shipped account hard winter. Fall grain in good condition. Acreage 20 per cent over last year. Spring seeding progressing favorably. Hay crop will be probably 25 per cent over last year.

Baker—Maximum 7, minimum 32; precipitation, .03 of an inch. Soil in good condition; pasture good; livestock in good condition. About 50 per cent fall wheat rotten. Must be reseeded. 50 per cent spring wheat not in condition now; favorable for crops of all kinds.

Imbler—Fall sown grain is looking good and the spring sown grain is well under way. Seeding should be completed in about two or three weeks, is looking good, shows every indication of a good crop. No potatoes planted yet, but expect heavy acreage. Livestock: Very little for any more than the home consumption at the present time; farm pasturage is good but no range. Weather mild and warm; good growing weather.

BUILDING PERMITS

Multnomah Fuel Co., erect 1 story frame office, 552 Hood, bet. Lincoln and Grant; builder, same; $100.

S. Coppin, alter 1½ story frame dwg., 478 E. Emerson, cor. E. 9th; builder, same; $40.

H. Gordon, erect 3 story VII class apartment house, 25 E. 26th, N. bet. Burnside and Couch; builder, same; $33,000.

T. C. Tenneson, repair 2 story frame stores, 90 Russell, bet. Delay and Goldsmith; Deffellinger, builder; $40.

Man's Clothing Torn Off by Electricity

Los Angeles, May 12. — High tension wires making a contact with a flagpole which he was raising severely burned C. C. Means, an employe of the E. M. Smith company. Mr. Means was trying to raise the flagpole on the roof of the company's building when the accident occurred. His clothing was torn completely from his body by the electricity, his back, legs and arms were seared raw and he was rendered unconscious.

Ohio Expects Potato Supply.

Columbus, Ohio, May 12.—State institutions will produce at least 75,000 bushels of potatoes during the coming season, with favorable weather, say members of the state board of administration.

Oberlin Co-Eds to Raise Potatoes.

Oberlin, Ohio, May 12.—Coeds of Oberlin college have leased several acres of land and will raise their own potatoes this season.

Realty Board Hears Talk by McDonald

Members Subscribe Purse of $19 to Help Work of Ex-Convict, Who Pleads for Better Penitentiary.

L. S. McDonald, an inmate of the Oregon state penitentiary for a term of four and one third years, was an eloquent speaker before the Portland Realty Board Friday in behalf of the measure to provide the state with a modern penitentiary plant.

McDonald's talk was illustrated with slides recently taken in the penitentiary, vividly showing the dilapidated condition of the buildings. Various extremes of summer and winter weather made living conditions for the prisoners almost unbearable, he said. McDonald was preceded by George Palmer Putnam, Governor Withycombe's secretary, who vouched for the truth of McDonald's assertions.

McDonald was leaving the crystal room, following his address, when members called him back and presented a voluntary offering of $19 to help him in his work.

The Realty Board instructed its committee on the matter of consolidation of city and county governments to proceed with a more intensive investigation of the subject. A favorable report on the project was made by the committee at the Friday luncheon.

Attributes Longevity to Salt.

London, May 12.—William Mugfur, a farmer of Colant, Cornwall, who is still hale and active, has just celebrated his 101st birthday and explained his longevity by the advice, "eat plenty of salt."

Switzerland Lacks Butter.

Berne, May 12.—Switzerland, one of the greatest dairy countries in the world, is practically without butter.