FRANK L. M'GUIRE CONFIDENT REALTY SALES WILL GO ON

Hundreds of Homes Are Being Sold—This Increases Demand for Other Houses Elsewhere.

PAYROLLS IN CITY GROWING

Business Expansion After War Means That Local Industries Will Continue to Develop.

Frank L. McGuire, ex-president of the Portland Realty board, is a real optimist over the present condition and future prospects of the local realty market.

"The demand for moderate priced houses is unprecedentedly large," declared Mr. McGuire, in discussing the real estate market. Continuing, he said:

"The class of houses which calls forth this unusual demand range in prices from $1250 to $3000, and I find that the great majority of purchasers are men employed in the shipyards or allied industries. In some cases, they are paying cash, but the majority of sales are made on the installment plan, purchasers paying from $200 to $500 down, and the monthly installments vary from $15 to $25; in several instances, where I have made sales to shipyard employes, they are making monthly installment payments as high as $40 or $50, where their contract only calls for a smaller one. One very noticeable feature of this activity is the fact that it is almost entirely void of speculation.

Demand Will Continue

"Many reasons there are why this demand, will, within the next few months, become very much greater," said Mr. McGuire, and he attributes it to the following: First, there are hundreds of houses being sold for homes, in consequence whereof, the tenants are forced to vacate and seek homes elsewhere; secondly, the scarcity of modern houses for rent forces the 'would be' renter to become a 'home owner.' Third, the high cost of building material and labor make it impractical to build new houses, while there still remains on the market for sale houses built under normal conditions which can be purchased at original cost, and in some cases for even less. Fourth, the fact that there are approximately 20,000 men employed in the shipyards of Portland and vicinity who are earning abnormally large salaries and who realize that now is the opportune time to own their own homes, for real estate in Portland will never be as low again as it is at the present time.

"The man who is waiting until after the war to buy, expecting prices of real estate to decrease, will be sadly disappointed, for the so-called war industries will prove to be of a substantial and permanent nature, and the cessation of the war will not mean a marked change in conditions for many years to come. We are going to require ships for commerce; our merchant marine must be provided for; our temporarily interrupted coastwise, foreign and great lakes shipping must be resumed, and conducted on a much larger scale than ever before. Ships of all classes will be required; many of them will have to be constructed in Portland where the material is, and our yards, now thoroughly established, will do a large part of this construction.

Future Business In Sight

"The reconstruction period, which will of necessity follow immediately after the war, will require a vast amount of labor, and our yards and mills will be working full capacity to supply this demand, this will give employment to thousands of men.

"Many people realize that prosperity is here, and that the purchase of homes is the best investment possible."

Big Wheat Farm Is Sold for $38,000

Berridge & Gerhauser, representing the New York Land company, have sold to A. W. Rogers of Walla Walla, 1280 acres of wheat land in Eastern Washington, for $38,000. They have also sold a 320 acre farm in the Mollala valley, which belonged to John Romatch. This farm, all well stocked and equipped, was sold to D. A. Johnson for $28,000. Mr. Johnson is from South America, and he and his family intend to make their home in Oregon.

Freewater Orchard Tracts Are Sold

Freewater, Or., March 23.—J. C. Hammer of Ferndale has sold his 10-acre orchard tract, formerly owned by L. M. Green, to Albert Harper of Redmond, for a consideration of $7000. Another sale recently made was the Vanderwater ranch at Ferndale to W. A. Clark of Baker. It consisted of seven acres and the consideration was $5000.

Barry Bros. Buy Norin Sheep Ranch

Lake View, March 23. — J. E. Norin has sold his sheep and real estate interests to Barry Bros. The deal including approximately 500 acres of deeded land and a half interest in 2400 head of ewes. The Barrys are reported to have paid $40 per acre for the land and $20 per head for the sheep. Included in the deal is a range permit for 2300 sheep in the National forests at the head of the Sprague river.

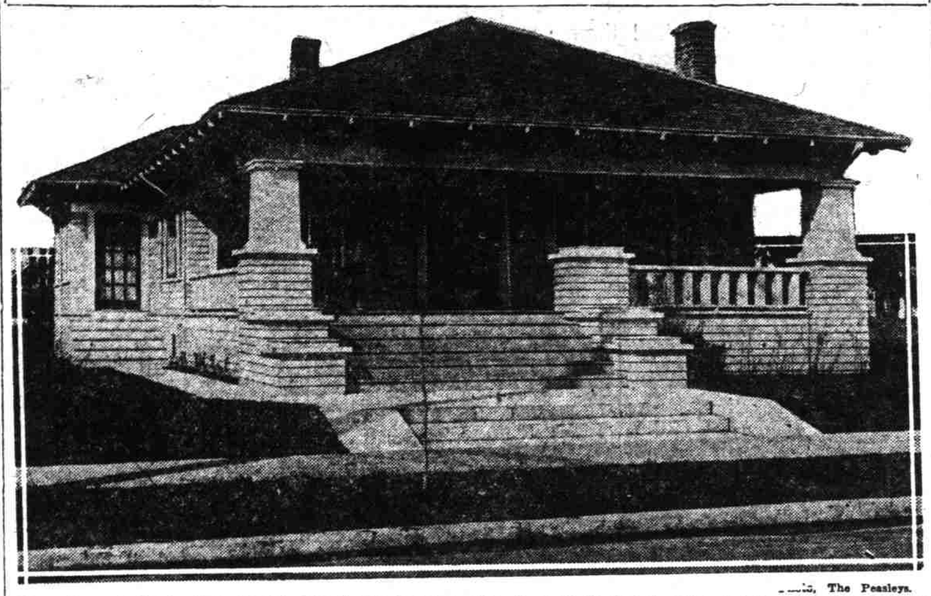
TIPS TO THE HOME OWNER

Sellwood 62 B-1325

OREGON DOOR CO.
SASH AND DOORS
General Mill Work
Foot Spokane Avenue, Portland, Or.

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

AUTO SALESMAN BUYS SANDY ROAD HOME



—Photo, The Peasleys.

Bungalow at East Forty-fourth and Sandy Road purchased by E. C. Habel, sales manager for the Manley Auto Co. Mr. Habel has presented the house to his wife.

BUILDING OPERATION ASSUMES PROPORTIONS OF THE GOOD OLD DAYS

Many New Houses Rising in the City; Industrial Construction Figures Grow.

Building operations in Portland are rapidly assuming the proportions that obtained here in the five-year period that ended with the closing days of 1911. There is, however, this difference—that the volume of new construction under way was largely made up of office buildings and hotels, while now the new building is chiefly confined to the construction of new industrial plants and enlarging and rebuilding older plants of the same kind.

New industrial construction to the value of more than $100,000 was authorized by permits last week, while announcements from architects' offices of plans in preparation indicate a much larger investment of this type will be authorized during the next 30 days.

The contract has just been let by John Kiernan, local capitalist, for the erection of a three-story brick-and-concrete building at 169-175 North Fifteenth street, to cost $40,000.

James Muckle, 563 Ladd avenue, is building a four-story building, to be utilized for light manufacturing purposes, near the corner of East Sixth and Couch streets. The contract cost of construction is $25,000.

The Grant Smith-Porter Ship company has broken ground for a two-story community hall near its plant in North Portland. The estimated cost of the structure is $12,000.

A permit was issued last week to the Northwest Flectric company, authorizing the erection of foundation and walls for a boiler-room, improvement to cost $15,000.

Permits were issued to builders last week providing for the erection of 20 residences, to cost from $2000 to $6000 each. The largest of these new homes is to be built by Edgar W. Smith at 680 East Nineteenth street north, Irvington, at a cost of $6000.

F. Wolyns has broken ground at 1245 Flanders street for a 1½-story cottage, to cost $3500.

A modern story dwelling is just beginning at 831 Hamblett avenue, in Alameda Park, for H. O. Triplett. The completed house will cost around $5000. Work of constructing a house of the same general type and the same cost was begun last week at 1239 East Flanders by F. B. Turner.

The Peninsula Security company has broken ground on Yale street, near Macrum, for five one-story cottages, each to cost $1500.

Mrs. Anna Bauer has let the contract for a two-story dwelling to be built at 730 Girard street at a cost of $3000.

BUILDING PERMITS

H. Unkelis—Repair 1 story residence, 233 Meade st., bet. 1st and 2d; D. Gureau, builder; $1200.

L. V. Marcy—Erect 1 story residence, Central st., bet. Fessenden and Catlin; J. F. Custar, builder; $750.

Estate of B. Hagedorn Dick—Repair 5 story store building, 81 and 83 5th st., bet. Oak and Stark; builder, same; $50.

Eugenia Bomoth—Repair 1 story residence, 1131 E. 53d ave., bet. 37th and 38th; C. F. Pedersen, builder; $275.

Clausen & Clausen—Excavate for apartment building, 520 Vista ave., bet. Laurel and Elm; builder, same; $500.

J. O. Elrod—Repair 2½ story residence, 1064 Thurman st., bet. 31st and 32d; M. W. Lorenz, builder; $1500.

D. Perry Evans—Erect frame garage, 950 Kerby, bet. Prescott and Going; builder, same; $170.

James Brown—Erect frame garage, 192 Knott st., bet. Commercial and Kerby; builder, same; $60.

Chester V. Dolph—Erect frame garage, 614 Carter lane, bet. Montgomery drive and Vista ave.; builder, same; $70.

Allen G. Hayner—Erect frame garage, 6720 33d ave., bet. 67th and 68th S. E.; builder, same; $90.

T. G. McConnell—Erect frame garage, 184 E. 55th st., bet. E. Yamhill and E. Taylor; builder, same; $70.

E. L. Guyer—Erect frame garage, 1770 E. Davis st., bet. E. 68th and E. 69th; builder, same; $65.

Felix Friedlander—Erect frame garage, 735 Flanders st., bet. 22d and 23d; builder, same; $85.

B. Stokes—Erect frame garage, 995 Mississippi ave., bet. Humboldt and Blandena; builder, same; $60.

M. L. Smith—Erect frame garage, 839 Glenn ave., bet. Bryce ave. and Shafer st.; builder, same; $60.

W. H. Ahlgrin—Erect frame garage, 488 E. 32d S., bet. Division and Clinton; builder, same; $70.

J. E. Harvey—Erect frame garage, 452 E. 32d N., bet. Thompson and Tillamook; builder, same; $60.

R. C. Wright—Erect frame garage, 1780 Belmont st., bet. E. 68th and E. 69th.; builder, same; $70.

R. C. Wright—Erect frame garage, 1780 Belmont st., bet. E. 68th and E. 69th; builder, same; $70.

R. C. Wright—Erect frame garage, 1780 Belmont st., bet. E. 68th and E. 69th; builder, same; $70.

R. C. Wright—Erect frame garage, 1780 Belmont st., bet. E. 68th and E. 69th; builder, same; $70.

I. L. Martin—Erect frame garage, 7405 E. 63d ave., bet. E. 74th and E. 75th; builder, same; $70.

Frank Riesch—Erect frame garage, 135 E. 46th st., bet. Morrison and Belmont; builder, same; $75.

W. A. Shaw—Erect frame garage, 1352 Grand ave. N., bet. Holman and Portland blvd.; builder, same; $70.

Mrs. J. Knopt—Erect frame garage, 596 Rodney ave., bet. Graham and Stanton; builder, same; $60.

A. F. Partridge—Erect frame garage, 1154 Ivan st., bet. Clinton and Division; builder, same; $65.

C. B. Simmons—Erect frame garage, 497 Hall st., bet. 14th and 16th; builder, same; $95.

D. Marx—Repair 3 story restaurant, 251 Burnside st., bet. 2d and 3d; C. A. Graf, builder; $225.

Archbishop Christie—Repair 1 story church, 822 Maryland ave., bet. Failing and Maryland; Rev. C. Mathew, builder; $1000.

Thompson Estate—Repair 4 story store building, 70 Front st., bet. Oak and Pine; M. J. Reisner, builder; $380.

Mrs. Nina Smith—Erect frame garage, 6620 89th st. S. E., bet. 65th and 66th aves.; builder, same; $50.

Mrs. Ada Hayes—Erect frame garage, 1232 E. Flanders, bet. 40th and 41st.; T. B. Winship, builder; $300.

V. R. Tozier—Erect frame garage, 1026 10th, bet. Humboldt and Alberta; builder, same; $60.

William Becker—Erect frame garage, E. 28th and Holman ave., bet. E. 28th and 29th N.; builder, same; $50.

Dr. N. L. Zimmerman—Erect frame garage, 491 E. 44th st. N., bet. Thompson and Brazee; builder, same; $250.

Albina Engine & Machine Works—Erect one story frame office building, Lewis street, between Loring and River, builder, same, $75.

Dr. R. C. Coffey—Repair hospital, 611 Lovejoy street, between Nineteenth and Twentieth, builder, same, $150.

G. P. Lisignoli, repair two story frame residence, 801 E. Ninth north, between Beech and Failing, builder, same $75.

Anna Bauer—Erect two story frame residence, 730 Girard street, between Haven and Courtney, H. W. Grimshaw, builder, $3000.

Peninsula Security Co.—Erect one story residence, Yale street, between Macrum and Westania, Fenner Manufacturing Co., builder, $1500.

Peninsula Security Co.—Erect one story residence, Yale street, between Macrum and Westania, Fenner Manufacturing Co., builder, $1500.

Peninsula Security Co.—Erect one story residence, Yale street, between Macrum and Westania, Fenner Manufacturing Co., builder, $1500.

Peninsula Security Co.—Erect one story residence, Yale street, between Macrum and Westania, Fenner Manufacturing Co., builder, $1500.

Peninsula Security Co.—Erect one story residence, Yale street, between Macrum and Westania, Fenner Manufacturing Co., builder, $1500.

Joseph Simon—Repair five story cold storage building, 260 Hoyt street, between Third and Fourth, McFarland Bros., builders, $4500.

Z. S. Spalding—Repair two story building, 131½ Second street, between Alder and Washington, builder, same, $150.

T. P. Sloceum—Erect frame garage, 1185 Lambert street, between Thirty-ninth and Forty-first streets, builder, same $50.

Northwest Steel—Erect frame, office building, foot of Sheridan street, between Moody and river, Trauchell & Barelius, builders, $2500.

L. N. Marcy—Repair frame garage, 639 Leonard street, between Fessenden and Catlin, builder, same, $25.

Wakefield, Fries & Co.—Repair 2 story residence, 235 Jefferson street, between First and Second, Walter R. Thorn, builder, $300.

Mrs. G. W. Weidler—Repair two story residence, 634 Lovejoy, between Nineteenth and Twentieth, Walter R. Thorn, builder, $75.

Northwest Steel Co.—Repair 2 story office bldg., 200 ft. south of Sheridan., bet. Moody and river; Trauchell & Barelius, builder; $700.

George A. Parker—Erect frame garage, 7013 85th st. S. E., bet. 70th and 71st aves.; builder, same; $40.

George A. Barker—Repair 1 story frame residence, 7013 85th st., S. E., bet. 70th and 71st aves.; builder, same, $100.

R. L. Glisan— Repair 1 story residence, 575 Quimsby st., bet. 17th and 18th; Walter R. Thorn, builder; $95.

Mrs. C. Cooper—Wreck 3 story hotel building, 480 Grand ave. and Division st.; Columbia Wrecking Co., wrecker; $500.

W. H. Ahlgrim—Erect frame garage, 498 E. 32d st., bet. Clinton and Division; Mill Made Construction Co., builder; $100.

Fred L. Olson—Erect frame garage, 309 Crosby st., bet. Halsey and McMillan sts.; builder, same; $30.

Otto Grende—Erect foundation, 1024 Pacific st., bet. 33d and Peerless; W. F. Ryan, builder; $140.

Mrs. Coger—Repair 1 story residence, 1001 E. 29th st., bet. Wygant and Going; L. E. Fortune, builder; $650.

R. J. Griesel—Erect 1 story residence, 829 E. 29th st., bet. Gladstone and Cora; builder, same; $1850.

O. F. T. Johnson—Erect 1 story residence, Myers st., bet Bristol and Hartman; builder, same; $1650.

Lieutenant Hilton Weds Jewell Bell

Dispatches From Richmond, Va., Tell of Wedding of Portland Officer and Daughter of Oakland Family.

Dispatches from Richmond, Va., Saturday night brought the news that Miss Jewel Bell of San Francisco and Lieutenant Harold Hilton of Portland were married.

Lieutenant Hilton is the son of Mr. and Mrs. F. E. Hilton, 387 East Fifty-second street north and a brother of Frank H. Hilton, president of the Progressive Business Men's club. Lieutenant Hilton's father said he had been informed that the wedding would take place Saturday.

Lieutenant Hilton was at one time a student at Washington high school and later he attended Oregon Agricultural college and the University of Wisconsin. He entered the first training camp at the Presidio, San Francisco, and received a second lieutenant's commission. He was sent first to Douglas, Ariz., and later transferred to Fortress Monroe, near Richmond.

The bride comes of one of the first families of Oakland. Her father is identified with the Standard Oil company.

Bandits Shoot Policeman

Oakland, Cal., March 23.—(I. N. S.)—Policeman George Muller today is recovering from a revolver shot wound in the leg, sustained in a running battle through the streets with five bandits who held up the Bartenders' club this morning, robbing 10 men, including several actors appearing at the Orpheum and Pantages in San Francisco. The robbers secured $1500. They escaped.

Favors Church Ads

Stockholm, Cal., March 23.—There is a business side to everything, even Christianity, in the opinion of Rev. E. V. Stivers, pastor of the First Christian church, who told the Stockton Ad club that churches should advertise to get the best results.

PORTLAND NOT ALONE IN HOUSING PROBLEM, RESULT OF WAR WORK

Bristol, Pa., Ship Company Building Barracks, Apartments and Homes.

The interest in housing problems presented by the new immense industrial centers developing in Portland is not peculiar to this city. A similar situation prevails in many other parts of the country, and it is interesting to note the methods used in meeting the new conditions brought about by war activities.

Notable progress toward solution of the war workers' housing problem has been made at Bristol, Pa., by the Merchants' Shipbuilding corporation, which is constructing part of the mercantile fleet counted on to lick the kaiser's submarines. This company is now erecting a complete city to house 3000 of its workmen and their families, and it is estimated the population of this made-to-order city will approximate 10,000 persons. The town, which is well on its way toward completion, will include barracks for 1800 unmarried men, 500 apartment buildings which will house 1000 families, 500 separate group houses for 1500 other families, and 400 single houses for the larger families.

This entire project, ambitious as it is, and although started only a short while ago, will be completed early in the spring. It is significant to note that all the houses thus far built are of wood frame, and that with the exception of the roofs nearly all are finished with wood, some with siding, some with shingles and others with stucco exteriors.

Realizing that the ownership of a home makes for better citizenship, the state of Massachusetts has gone into the business of building and selling homes on the installment plan in the city of Lowell. It is the belief of the commission in charge of the work that a suitable house with four to five rooms and with a small garden could be provided for about $2000, with as small a cash payment as possible and a regular installment of $15 per month. These terms are based on a 9 per cent gross income from the property. The recent rise in prices, however, has made it wholly impossible to provide the house with all improvements at less than $2800 average. The commission plans that every purchaser be held rigorously to his obligations to take proper care of his property and make the most profitable use of his garden.

Humanitarian Work Under Discussion

Oregon Prisoners' Aid Society to Hold Afternoon and Evening Sessions Monday to Hear Men of Authority.

An afternoon and an evening session of the annual meeting of the Oregon Prisoners' Aid society will be held Monday at the Central library.

Election of officers will be held in the afternoon and a talk by George A. Thatcher on "Young Boys and Insane Persons in Prison Cells." Mrs. Harriet H. Heller will speak on "Girls and Women in Prison. The session will begin at 3:15 o'clock.

At 8 o'clock the following program will be given: Music, instrumental, Marcus Leopold; "Need of Segregating Delinquents in Penal Institutions," Dr. George A. Sheafe; "Segregation of Prisoners in Oregon Penitentiary," Captain Charles A. Murphy, warden state penitentiary; song, Dr. Henry Collins; "Aid Given to Prisoners by the Oregon Prisoners' Aid Society," W. G. MacLaren; "The Parole Law in Oregon," John F. Logan, chairman state parole board; song, Mrs. Gabriel Pullen; "Justice to All, or the Need of State Police in Oregon," George M. Brown, attorney general of Oregon.

Mayor Baker will be chairman.

Springwater Farm Changes Ownership

Estacada, Or., March 23.—A deal was made this week through the local real estate agent, S. E. Wooster, whereby Carl Peterson of Portland became owner of the I. G. Wolfe 40-acre farm at Springwater. Mr. Peterson will occupy the place at once.

Land Buyers Bound For Alberta Lands

Two tourist cars loaded with land seekers from California arrived in Portland Saturday morning and left for Calgary, Alberta, at 7 o'clock last night. There are representatives of 50 families in the party and they expect to locate on prairie lands in Alberta.

FARM AGENTS ARE PROVING WORTH, IS HOLMAN'S OPINION

Few Departments of County Have Justified Themselves So Thoroughly, Says Commissioner.

MONTHLY EXCHANGE LISTS

Records of Meetings and Attendance Show Great Increase of Interest in Rural Districts.

Rallying to the defense of the work of county agricultural agents, particularly in Multnomah county, following a question as to the real value of such service, Rufus C. Holman, chairman of the board of county commissioners, declares that few departments have justified themselves so thoroughly as has the agricultural.

Mr. Holman has written for The Journal a statement in reply to a letter signed "Subscriber," published March 7, as follows:

"Although possibly the benefits from this branch of county administration, which is, in fact, an extension of the work of the Oregon Agricultural college, are not as easily demonstrated to one uniformed in the details as a problem in mathematics. Yet I feel that even in Multnomah county, which is more urban than rural in its resources, the agricultural agent has proven his worth as few departments of public endeavor have. I most certainly recommend the appointment of an educated agriculturist and trained farm worker as county agent in every county of the state; particularly in these war times, when we must increase production to the maximum. This is a command to every loyal citizen from the president of the United States, and it is through the secretary of agriculture, the agricultural colleges of the several states and the county agents in the counties that the command; or urgent request, if you please, is being executed.

Experiments Prove Their Worth

"Most of the work done by the agent cannot be measured in dollars and cents or bushels, as he is not invested with police power to compel people to do things in the ways which have been proven will get the best results, but works by means of suggestion and assisting those who wish to improve their methods.

"In glancing over the work of the past two years I find that trials of lime and fertilizer have been made on about 40 different farms which in some sections secured a result of doubling production at a nominal expense.

"Seed of the best yielding varieties of barley, wheat, oats, potatoes and other farm crops have been systematically distributed to a large number of farms.

"A number of purebred livestock have been selected for the people of the county.

"Fifteen herds of cattle were vaccinated for hemorrhagic septicemia.

Growth of Work Is Shown

"The value of the work is shown very distinctly by the very marked growth. The office summaries for the first two years compare as follows:

	1916	1917
Calls on agent at office for information	311	1,543
Meetings conducted by agent	39	139
Attendance at such meetings	2,044	10,204
Letters written	350	1,245

"This is how I feel about the county agent as in times of peace, but as a war measure I do not believe as loyal citizens we should hesitate or seriously question the subject when the government says that the county is a part of the system of the agricultural department to aid in the mobilization of our agricultural resources and to systematically increase production and requests each county in the United States to cooperate in this time of need to at least this limited extent."

REALTY TRANSFERS

Sheriff to C. C. Rose, L. 6, B. 58, Albina ..... $ 688

Sheriff to Wiebka C. Campbell, beg. at pipe which is 440.22 ft. E. and 248.26 ft. N. of SW. cor. Sec. 30, T. 1 N., R. 2 E. 2,479

Same to same, beg. at pt. which is 589.70 ft. E. and 249.63 ft. N. of SW. cor. Sec. 30, T. 1 N., R. 2 E. 2,419

Maggie Bliss et al. to Ernest Barry, L. 2, B. 45, Woodstock 1

Kate White et al. to Portland Trust Co., L. 2, B. "L" in B. "J" to "P," Greenway 3,850

Herbert Gordon and wife to Portland Trust Co., L. 1 & 2, B. 269, Portland 10

The Umbdenstock & Larson Homebuilders Inv. Co. to J. G. Arnold, L. 3 & 4, B. 33, Jonesmore 1

The Fred A. Jacobs Co. to Russell W. Ballard, L. 25 & 26, B. 11, Errol Hts. 10

Wellington Inv. Co. to E. W. Kearns, L. 3 & 4, B. 8, Wellington 500

Portland Trust Co. to E. W. Rickey and wife, L. 3, B. 5, Villamead 10

J. W. Stevenson and wife to Nellie S. Hesler, L. 2, B. 123, Rose City Park 600

Nellie S. Hesler and hus. to J. W. Stevenson et al., L. 11, B. 9, Loreleigh 600

C. J. Gulden and wife to Ausby K. Bishop, L. 23, B. 103, Laurelhurst 3,250

Wm. B. Herry and wife to W. M. Hargadale, L. 2, B. 10, N. Mt. Tabor Add. 10

Lewella E. Fort to Iver J. Rosten et al., L. 11 & 12, B. 5, Edendale 2,100

Carl V. Bjornvall to Biarne Sverklie, L. 1, 2 & 3, B. 3, Ladene Park 10

Henry A. Pierce and wife to Ed Rambo et al., L. 33, B. 2, Mt. Tabor Plc. Add. 10

Henry Harkson to J. H. Jolley, L. 15, B. 12, Clemson Add. 1,400

Sarah Dixon to Frances M. Keller, L. 1, B. 11, Easton 1,250

Joseph E. Dunn to Matilda L. Dunn, L. 3, B. 8; L. 8, B. 11, Fox Chase Add. 10

Laura A. Wood and hus. to Alvah D. Keller et al., L. 6, B. 3, Williams Add. No. 2 1

West Ore. Trust Co. to Rose Hebestreit, L. 3, B. 226, Belmont 10

Lewis Wood and wife to A. W. Davis et al., L. 16, B. 3, Oak Park Add. No. 2 to St. Johns 300

Albert Holmayer to J. Winestone, L. 18, B. 8, Williams 2d Add 10

Thecla Bright to G. W. Gilkison, L. 6, B. 20, Vernon 1

Jas. M. Rice to Mabel E. Rice, L. 11, 12 & 13, B. 3, Hollyhurst 10

Alameda Land Co. to Nora B. Green, L. 4, B. 2, Alameda Park 10

Ladd Estate Co. to Nellie O. Nesvold, L. 8, B. 160, Eastmoreland 1,000

Robt. Krims and wife to I. Kauffman, L. 2, B. 41, Rossmere 10

Morton Hansen to Louise Hansen, L. 6, B. 8, Oakhurst Add. 100

Rudolph Taubels to City of Portland, L. 10, B. 1, Tomlinson's Add ....

J. T. Healey and wife to M. E. Thompson, W½ L. 2, B. 4, Cook's Add. to Albina 10

J. S. Nelson and wife to Gideon H. Smith, L. 19, B. 11, Terrace Park 10

C. J. Quinn to Genevieve L. Quinn, L. 9, B. 14, Riverdale Est. 2 1

Jennie Moch and hus. to Jas. D. Hart, 2.4 acres beg. 654 ft. S., 9 ft. W. 626 ft. N., 89 deg. 30 min. W. of NE. cor. of Sec. 8, T. 1 S., R. 2 E. 1,250

Fred W. Eisenhardt and wife to Jno. Foreman, E. ½ L. 17 & 18, B. 3, Ivanhoe 10

Arthur Needham to Benjamin Taskinen, land com. at NE. cor. of Wm. Cason 1,950

Martha Telzerow and hus. to J. D. Gordon, L. 3, 4 & 5, B. 4, Graceland Add. 10

Mary E. Mays to W. H. Hullck, L. 28, 29 & 30, B. 14, Fremont Park 1,100

F. M. Butterfield and wife to C. F. Butterfield, L. 8, B. 42, Piedmont 10

Sheriff to Joseph Mallory, 45x100 ft. com. 90 ft. S. of inter. of S. line 39th ave. S. E. with W. line E. 424 st. 1,400

Sheriff to same, 50x100 ft. in Sec. 7, T. 1 S., R. 2 E. 1,250

Wellington O. Barnes to Laura M. Fuller, L. 120, Sec. 101, Riverview Cemetery Assn. 1

Mary Bayne to J. F. Siegner, tract 33 Bayne Suburban Farms 1,185

J. W. Herwick and wife to C. O. Herwick et al., L. 1 & 2, B. 2, Oak Park Add. No. 2 to St. Johns 1

J. A. Troeh and wife to E. S. Quinby and wife, L. 1 & 2, B. 23, Jonesmore 1,200

Mrs. Ida Condit to J. W. Mahaffie et al., L. 3, B. 2, Vail 10

C. E. Franklin to J. W. Mahaffie, L. 3, B. 2, Vail 1

'Masha da Banan, Polica Squeeza Da Cocoanuta!'

"Buy da nice, big, fat, juicy banan'; 20 centa dozl!"

So barked Sam Ezrach in no gentle tones in front of his employer's fruit stand at Third and Yamhill streets Friday afternoon.

His arrest for violation of the ordinance forbidding public market vendors to "spiel" their wares was followed by his appearance before Municipal Judge Rossman, who Saturday morning fined him $5.

Ezra Menach, proprietor of the stand, was haled into court on a charge of disorderly conduct. He is alleged to have interfered with Ezrach's arrest. This he denied.

"I don't gum up da polica, but he grab my fine banan' and masha him. If he wanna' squeeza da fruit, he can squeeza da cocoanut!" expostulated the fruit dealer.

Menach was dismissed.

DEMAND IS REPORTED STEADILY GROWING IN PORTLAND FOR HOMES

Frank L. McGuire Says Moderate Priced Residences Are Most in Demand at Present.

Frank L. McGuire reports that there is a steadily increasing demand for houses, the greater number of inquiries being for moderate-priced homes ranging from $2000 to $2500, for small modern houses procurable on reasonable terms.

"Thousands of families," said Mr. McGuire, "have returned to Portland to take up their permanent residence here, this being due to the greatly increased industrial activity and the establishment of many new manufacturing plants which use the raw materials of the vast producing section of which Portland is the commercial center. These families must have homes.

"It is noticeable that many families who have been occupying rented houses are now looking for homes of their own and they are able and willing to buy when suited."

Among the sales made through his office during the last few days are the following:

House and lot at 252 East Seventy-fourth street north, sold for Arthur C. Smith, purchased as a home by A. J. Tiffany for $2150.

House and lot at 183 Morgan street, sold for Green C. Jove, purchased by C. B. Chapman for a home; price $2250.

House and lot at 720 East Twenty-ninth street, sold for G. H. Bean, to E. E. Nelson for a home; price $2950.

House and lot at 268 East Broadway, sold for Nora O'Malley Donnelly, to Albert E. Anderson, purchased as an investment; price $2400.

House and lot 15, block 1, Columbia Heights, sold for Madge Hill, purchased for a home by E. S. Knight; price $1200.

House and east half of lots 20, 21, 22, block 3, Graybrook, sold for Chris Morrison, purchased by W. W. George; price $1275.

Lot 5, block 4, Loraine Heights, purchased from Edward A. Moxley by Frank L. McGuire as an investment.

Hands Red Cross Package---Of Coins

The Portland Liberty loan committee delivered to Mrs. E. R. Mosby, treasurer of the Portland chapter of the American Red Cross, Saturday, a package of coins, mostly pennies, turned in to the Liberty temple by P. M. Dick, route 1, Oswego, for the Red Cross.

The donation represented all the new quarters, dimes and 50-cent pieces that had come into Mr. Dick's possession since the Portland Railway, Light & Power company established 6-cent car fare, with all the pennies he had received in change from the car company.

Postmaster Myers Goes to Washington

Postmaster F. S. Myers left Saturday morning for Washington, D. C. Mr. Myers will remain in the capital about two weeks, attending to business in connection with the postoffice department.

Sentenced to Prison Again

Los Angeles, March 23.—(I. N. S.)—Edward J. Truesdale, who masqueraded in this city as a sergeant of the United States army so that he could redeem himself in the eyes of his friends who knew that he had served 20 months in Folsom prison was sentenced to six months in the county jail here today by United States Judge Trippe.

"Where to Get It"

KEMMERER and ROCK SPRINGS COAL
THE CLEANEST AND BEST BURNING COALS. PRICES REASONABLE.
CRYSTAL ICE & STORAGE COMPANY
East 244—B-1244.

NATIONAL FUEL CO., E. 2d and Oregon sts. Short slabwood and block wood, mixed, 2 load lots, $4. Blockwood. East 2041.

HEAVY dry wood, del. to 20th and E. Morrison, $5; west side, $5 per load. Phone Broadway 668.

DRY cordwood, slabwood and blockwood, also coal. Prompt delivery, Acme Fuel Co., 28th and Holladay. East 3551, B-3188.

MARION FUEL CO. Country slabs, railroad ties, blocks, inside and cordwood. Main 2676, A-3862. 325 Front near Clay.

OPTIMISM SHOWN BY REALTORS IS STRONG FEATURE

Wage Earners Filling Houses With Increase of Rentals Is Stiffening the Market.

Whatever else the current situation in the realty market and other conditions that have immediate bearing on real estate, may reflect to the average student of the tendency of realty for the next few months, there is this outstanding feature, that Portland real estate men are for the most part more optimistic than they have been in five years.

Reports from all quarters indicate a growing confidence on the part of professional operators as well as investment buyers; both classes are gradually enlarging the scope of their investments, and as Portland just now offers a great abundance of opportunities from which to select reasonably priced income properties.

With the filling up of the vacant houses of the city by earners of good wages and the consequent increase of rentals, there has come about a stiffening in values that promises at no distant date to bring prices back to somewhere near the 1910 level.

Money For Loans Diminishing.

The one feature that is having a somewhat depressing effect upon the local realty market is the steadily drying up of the heretofore ample stream of money available for long-time mortgages. There is no denying the fact that the numerous war drives and the heavy demand of the government for cash for liberty bonds, is withdrawing huge sums of money from the ordinary mortgage channels.

One of the largest sales of local realty reported last week was the purchase of Meyer Wax from Walter J. Rosenfeld of the parcel described as the North half of the West 55 feet of lot 7, and the West 55 feet of Lot 8, Block 165, City of Portland. The consideration involved in this sale was $14,500.

Important Transfers Are Noted.

Elizabeth N. Bain has sold to S. D. Bones the improved residence parcel in Rose City Park described as Lot 8, Block 18, consideration $4500.00.

Joseph A. Brown has closed the deal for the purchase of the residence property described as Lot 1, Block 4, Overst. The property was sold by Chas. B. Strube for $4000.00.

George E. Scott has sold to Clarence E. Ferguson, Lots 1 and 2, Block 18, Montclair addition for $3500.00.

Lester Seed has purchased from H. A. Smith an unimproved residence parcel in the Mallory addition, described as Lot 5, Block 1, for which he paid $2700.00.

Residence construction took on an enlarged movement. Permits for something like twenty houses, ranging in value from $1500 to $3500 were issued from the office of the city building department.

At 442 E. 44th street North, J. W. McFadden has begun the erection of 1½ story dwelling to cost $3500.00.

Home Building Seen in Records

A permit was issued to D. C. Eaton to build a 1½ story bungalow at the corner of Houghton and Wertana streets, to cost $3200.00.

The Peninsula Security company of St. Johns has broken ground at Oswego and Hartman streets for two-story cottages, each to cost $1000.00.

At Edison and Reno streets, Jacob Hahan has begun the erection of a one-story cottage which will cost approximately $2500.00.

A permit was issued to the Kenwood Land company authorizing the construction of a one-story cottage at 33 West Scofield street, at a cost of $1850.00.

The city building department issued a permit to M. O. Eklund, authorizing the erection of a 1 story dwelling to cost $4000 at 856 East Twenty-eighth street north.

Want to Reenlist

Bellingham, Wash., March 23.—(I. N. S.)—Aroused by reports of German successes on the western front, Canadian invalided officers here are seeking today to get back into service at once. Sergeant Trennicliff, recruiting officer, and Captain H. E. Hodge of a machine gun company, will meet Captain Daw from Seattle here tonight and beg the privilege of reenlisting.

Childbirth Encouraged

London, March 23. — The national health bill, now before the house of lords, provides that an insured woman is entitled to $10 on her marriage, but it is proposed by the amendments to substitute a "maternity benefit" of $10, to be paid on the birth of the first child within two years of marriage.

NEW TODAY

Auction Sales
AT
WILSON'S AUCTION HOUSE
169-171 SECOND ST. (NR. YAMHILL)
REGULAR SALESDAYS
MONDAY, WEDNESDAY AND FRIDAY
EACH DAY AT 10 A. M.

MONDAY'S SALE includes a good assortment of SECOND HAND FURNITURE as follows: Round and square extension tables, leather seat dining chairs, rockers and center tables, sideboard, carpets, rugs, linoleum, lace curtains, carpets, metal and other folding beds, wardrobes, iron beds, springs and mattresses, 3 pcs. black walnut bedroom suite in fine condition, sheets, quilts, spreads, pillows, dishes, utensils, cook stoves and other effects.

WEDNESDAY and FRIDAY we sell again at 10 a. m.

We Sell at
PRIVATE SALE
We Have Some Good Bargains in UPRIGHT PIANOS.
A Large Stock of GOOD SECOND HAND FURNITURE, STEEL AND GAS RANGES, CARPETS AND ROOM SIZE RUGS, WHICH WE SELL AT PRIVATE SALE. EVERYTHING GUARANTEED AS REPRESENTED AND DELIVERED FREE.

ALSO
OFFICE FURNISHINGS STORE FIXTURES AND EQUIPMENTS

Grocery Department
THE SMALL STORE WITH THE LARGE STOCK.
JOIN THE THRIFT CIRCLE BY BEING ONE OF OUR CUSTOMERS. EVERY ARTICLE OFFERED FOR SALE AT SPECIAL PRICES.

AUCTION SALE
ON
WEDNESDAY NEXT
AT 2 P. M.
ENTIRE CONTENTS OF THE
SPANISH "CHEF" RESTAURANT
143 PARK STREET (Near Alder St.)
Comprising 2 cash registers, 5 ft. floor showcase, 50 good dining chairs, 12 tables, 2 large mirrors, electric fan, inlaid linoleum, large refrigerator, 6 ft. steel range with hood, water boiler, hotel gas range, gas plates, steam table, good silverware, dishes and glassware, kitchen utensils and other effects such as used in an up-to-date restaurant. Sale WEDNESDAY next at 2 p. m.
J. T. WILSON, Auctioneer.

Contents of the
UNION DEPOT RESTAURANT AND LUNCH COUNTER
on
FRIDAY NEXT
MARCH 29
at 2 P. M.
Comprising as follows: Dining tables and chairs, oak lunch counter, stools with backs, set battery coffee urns, floor and counter cigar cases, costumers, side tables, dishes, silverware, linen, DOUBLE OVEN FRENCH RANGE, 4 ft. range, 12 FT. STEAM TABLE, broilers, steel coal box, DISH HEATER, cook tables, potato slicer, electric fan, and general assortment of good utensils.
J. T. WILSON, Auctioneer.

NEW TODAY

Auction Sales
Geo. Baker & Co
ESTABLISHED 1892
ON TUESDAY NEXT
AT THE BAKER AUCTION HOUSE, MASONIC TEMPLE BUILDING.
WE HAVE RECEIVED THE FURNITURE, RUGS, ETC., FROM A PRIVATE HOME ON VAUGHN STREET.

Comprising Tapestry Davenport in Mahogany