

REALTORS REVER RECOGNITION TO GREAT NORTHWEST

F. E. Taylor Sees Tribute to Pacific Northwest in His Election to National Presidency.

Signal recognition of Portland and the Northwest was tendered in the election of Fred E. Taylor as president of the National Association of Real Estate Boards at the annual convention of Realtors at Kansas City, Taylor returned from the East Thursday night. His first public appearance following his election will be before the members' forum of the Portland Chamber of Commerce at the regular luncheon meeting June 23. He will also appear as a feature speaker on the program of the Interstate Realty association convention at Spokane next month.

Taylor is president of the F. E. Taylor company and has established headquarters of the national association at his offices on the twelfth floor of the Yeon building. Tom S. Ingersoll of Minneapolis, secretary of the national convention, is scheduled to arrive within a few days and will spend six weeks here assisting President Taylor in mapping out a program for the administration of the association during the year.

WORK FOR YEAR OUTLINED
In the near future appointments will be announced of committees on such important subjects as national legislation, state legislation, municipal ordinance, ethics, taxation, board organization, "own your own home" work, and the national city planning commission. Frequently during the year the leading men in this country and Canada in the realty profession and allied lines of business will meet here in conference with the president. It is understood that at least one meeting of the advisory board, which includes all past presidents of the national association, will be held in Portland.

There are 200 realty boards in the jurisdiction of the association and it will be impossible for President Taylor to visit all of them but he plans to spend some time at the headquarters in Detroit, Pittsburgh and Philadelphia, and will also visit the state conventions of Illinois, Iowa, Pennsylvania, Michigan, Louisiana, Nebraska and Wisconsin.

REALTORS CONTROL VAST WEALTH
Nearly 2000 realtors representing 204 local boards attended the convention which elected Mr. Taylor and through the national journal of the organization and personal correspondence he will endeavor to keep in constant touch with the 10,000 active members and more than 100,000 real estate owners belonging to affiliated associations.

It is generally conceded that the membership of the National Association of Real Estate Boards represent more capital than any other organization in America, not excepting the National Bankers' association. What will probably become the most practical and constructive work ever undertaken by the national association is to be launched through the office of the president in the establishment of a bureau of publicity.

LEGISLATION TO BE WATCHED

The new bureau will be financed entirely by realtors and its purpose will be to gather from all cities and all available sources statistics and information showing rental conditions, methods of taxation and affecting real property, tendencies toward freak legislation that may from time to time crop up in congress, state legislatures and city councils, as well as other information of interest to realtors.

The bureau will not only serve to protect realtors and property holders from vicious legislation but will be of great assistance to public bodies which are grappling with important problems of finance and taxation. When called upon the bureau will furnish representatives to appear before investigating committees and legislatures to submit data and information relative to experience with like problems in other parts of the country.

Under President Taylor's leadership a campaign will also be conducted for the enactment of state home laws throughout the country. It was due largely to his efforts as an official of the Interstate Realty association that the present Oregon law governing the ethics of the realty profession was passed by the legislature and the wholesome influence of this measure has suggested the enactment of similar laws in other states.

Before returning from the Kansas City convention President Taylor visited Chicago, where the 1921 convention will be held. The Chicago board, with a membership of over 6000 realtors, has guaranteed a purse of \$50,000 to finance the next annual convention and there is very indication that it will be the largest meeting ever held by the association. The secretary of the Chicago board predicts that at least 5000 realtors from the United States, Canada, Alaska and Hawaii will be assembled when the president's gavel falls calling the 1921 convention to order.

SENATOR HARDING INTERVIEWED

Although deeply conscious of the signal honor which has been accorded him Taylor interprets his election to the presidency as a recognition of the Northwest rather than a personal tribute and expressed profound appreciation for the work of his friends in the Interstate Realty association and local boards in various parts of the country who were influential in naming him as the unanimous choice of the Kansas City convention.

While in Chicago Taylor enjoyed a pleasant interview with the Republican presidential nominee, Senator Harding, and found him extremely interested in affairs of the Pacific Northwest. Incidentally he was gratified to learn of Senator Harding's regard for the realty profession and his familiarity with the true meaning of the term "realtor" which can be applied legally only to members of the National Association of Real Estate Boards.

Marshall Apartment Sold for \$50,000

The Marshall apartment house at 224 Marshall street was transferred last week from W. F. Young of Sherwood to F. T. Chapman for a consideration of \$50,000. A 48-acre tract of farmland near Albany and 80 acres located north of Hillsboro were accepted as part consideration, the balance being in cash and mortgages. The deal is reported by O. H. Skothelm.

ALBERTINA KERR NURSERY DEDICATED



The cornerstones of the new Albertina Kerr nursery at Twenty-second and Sandy boulevard, will be laid at 3 p. m. today. Above—Mrs. Ben W. Olcott, who will lay the cornerstones, and Mrs. R. E. Bondurant, president of the supervising board of the nursery.

The cornerstones of the new Albertina Kerr nursery at Twenty-second street and Sandy boulevard will be laid with appropriate ceremonies at 3 o'clock this afternoon. The stones will be laid by Mrs. Ben W. Olcott, wife of the governor of Oregon, following addresses by Mrs. R. E. Bondurant, president of the supervising board of the nursery; Mayor George I. Baker and William D. Wheelright, general treasurer of the Pacific Coast Rescue & Protective society. Music will be in charge of Walter Jenkins, assisted by Russell Page and Harold Dagg of the Hill military cadets. Dr. O. C. McCulloch will offer the prayer and the benediction will be pronounced by W. G. MacLaren, general superintendent of the rescue and protective society.

The Albertina Kerr nursery, located

on Fourteenth street near Washington, was dedicated by Alexander H. Kerr in memory of his wife, Albertina. Although nearly 1000 babies have been cared for in this nursery the demands far exceed its capacity. The site of the new nursery was donated by Alexander Kerr and funds for the erection of the building were raised in a "be-a-brick—buy-a-brick" campaign held in Portland and throughout the state last fall.

The Pacific Coast Rescue & Protective society, under whose auspices are the Albertina Kerr nursery, the Louise home, the Elizabeth cottage and the Portland Commons, was incorporated under the laws of Oregon in 1917 as a philanthropic organization. Miss Janet Pendegast, field lecturer of the society, has been active in the campaign for building funds.

HOMESITES GLUT PORTLAND-MARKET

Thousands of Building Sites in City Offered at Prices Little in Advance of Improvement Costs.

With thousands of well improved building sites glutting the Portland market there is small chance of new subdivisions being platted for several years to come, according to Frank B. Upshaw, who handles Eastmoreland and other properties of the Ladd Estate company.

"The homebuilder never had a better opportunity than that now offered to secure an excellent building site at moderate cost," said Upshaw. "Street improvements and sewers which were installed at a cost of approximately \$380 per 50x100-foot lot seven years ago would require an assessment of at least \$700 under present conditions."

M'GUIRE SYSTEM WINS NATIONAL REPUTATION



Frank L. McGuire, who addressed nearly one thousand members of the National Association of Real Estate Boards during the annual convention at Kansas City, McGuire explained to realtors from all parts of the United States and Canada the "McGuire system" of salesmanship, which enabled him to sell 850 houses in 1919.

"Homesites with all of these improvements in and paid for are being offered at present for \$750. Sales are becoming more numerous each week and as building costs become stabilized construction will increase in volume. Careful investors are buying sites now with the intention of building at a later date."

Ashland Property Purchased as Site Of Modern Garage

Ashland, June 19.—Harrison Brothers and C. H. Pierce, owners of the Ford garage, this week bought the Hotel Ashland property. This property faces the Plaza and the hotel is one of the old landmarks of Ashland. The purchasers intend to build a modern garage on the site. Their present place of business is in the Austin hotel block, which was recently purchased by James Winburn of New York and he will shortly begin improvements amounting to \$200,000 in altering the building to a resort hotel and livery stable.

Beginning July 10 the Southern Pacific company will take over the management of the Depot hotel and will operate it under the dining car department of the road. The company, it is stated, intends making improvements on the station building and Vice President E. O. McCormick is spending a few days looking over the property and with Mrs. McCormick visiting friends in the city.

The Barham Brothers sawmill on the Skokholm has begun sawing. Nine cabins have been built for employees and lumber turned out for a number more. A road has been made from the Pacific highway to the camp. This lumber will meet a waiting demand.

Survey Being Made For Spur Track for Woodland Sawmill

Woodland, Wash., June 19.—The long talked of sawmill for Woodland seems nearer realization than at any time in the past. A preliminary survey for a spur from the Northern Pacific railway tracks to the west bank of Lewis river, where the mill is proposed to be established, was made last week. The track on which the mill is to be located is just outside the town limits on the south. It is proposed to start the mill with a capacity of about 50,000 feet daily. The lumber is to be cut from cants floated down Lewis river from the mill of the North Fork Mill & Logging company, at Ariel, Wash., as the timber where this mill is located is of fine quality and the owners desire to secure some of its real value in a cut up plant here rather than cut it all into railway ties. Lumber cut at the mill up river is not available for market for lack of transportation. The new mill is to be sponsored by George McCoy, R. W. Smith and others of the North Fork Mill and the Lewis River Boom & Logging company.

Property on Good Street Purchased From The Journal

Orrin K. Hill, head of the Portland Cedar Box Manufacturing company, closed a deal Friday for the purchase of the west half of block J. Caruthers addition, from The Journal Publishing company for \$15,000. The tract faces on Good street between Arthur and Baker and is occupied by a three story brick building and two frame structures.

The box company now has two plants in operation in the central east side industrial district and Hill proposes to consolidate the business at the new location. The tract purchased faces Oregon Electric line and the buildings are well adapted to manufacturing purposes. The deal was handled by Wakefield, Price & Co.

BUILDING OWNERS' ANNUAL MEETING

James J. Sayer, Secretary of the Local Association, Leaves for Convention at Minneapolis.

James J. Sayer, secretary of the Portland Association of Building Owners and Managers, left Thursday night for Minneapolis to attend the annual convention of the national association which will be held in that city June 22 to 26 inclusive. On behalf of the Portland association Sayer will extend an invitation to the national body to hold its 1921 convention here. The invitation has the unanimous endorsement of Pacific coast cities, according to Sayer.

Dean Vincent, president of the local organization, is treasurer of the Shrine committee on arrangements and is unable to leave the city. "The national association has a membership of over 500 building owners and managers in the larger cities of the country," said Vincent. "The 200 delegates scheduled to attend the Minneapolis convention represent over two hundred millions of dollars invested in highly improved real estate."

Sayer will go to Minneapolis by way of Seattle and Vancouver, B. C. He will be accompanied by Sam C. Waugh of Lincoln, Neb., and Mrs. Waugh. At Seattle they will join the delegates from Tacoma and other Northwest cities. On account of activities in connection with the Shrine and Kiwanis conventions the usual delegation from Portland will be unable to attend the convention.

Mears Will Manage Insurance Bureau For Herbert Gordon

E. C. Mears, who has been engaged in the insurance business in Portland for many years, has taken over the newly organized insurance department of the Lawyers' Title & Trust company with headquarters in the Gordon Building at the northwest corner of Fourth and Stark streets. The usual lines of fire and property insurance will be handled in the new department.

M. McArthur, manager of the real estate department of the Lawyers' Title & Trust company, announces several sales of residence property in the Richmond, Alameda and Rose City Park districts during the past week.

Property Transfers Total \$3,641,000 in Marion Since Jan. 1

Salem, June 19.—Real estate transfers aggregating \$3,641,000 have been recorded in Marion county since January 1 last, according to figures on file in the office of County Recorder Mildred Robertson Brykora. Recorder fees on this huge volume of business amount to a total of \$4,568.20. A total of 338 warranty deeds were filed during the month of March alone.

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MILWATERS OF WESTERN OREGON DRAW CANADIANS

Many Inquiries Received by State Chamber from Widely Separated Parts of America.

Numerous Canadians are becoming interested in location in Oregon, according to inquiries received recently by the State Chamber of Commerce. Practically all the Canadians express the desire to locate in Western Oregon, where the winters are not so cold and long. An unusually large number of Middle Western farmers desire to come to a climate where they will not "burn up in the summer."

Inquiries received during the last two weeks by the state chamber are as follows:

Inquiry No. 161—W. I. Chandler is in Oregon, Canada, expects to come to Oregon some time this summer and is seeking information regarding the southwestern part of the state. Mr. Chandler is accustomed to pioneer life, but is now looking for a farm in a rural district where there are good schools.

WANTS POULTRY FARM
Inquiry No. 162—F. A. Baldwin, Kincaid, Sask., Canada, expects to come to Oregon some time this summer and is seeking information regarding the southwestern part of the state. Mr. Baldwin is accustomed to pioneer life, but is now looking for a farm in a rural district where there are good schools.

Inquiry No. 163—T. M. McCulloch, recently of Malheur, Ill., is in Oregon, Canada, expects to come to Oregon some time this summer and is seeking information regarding the southwestern part of the state. Mr. McCulloch is accustomed to pioneer life, but is now looking for a farm in a rural district where there are good schools.

Inquiry No. 164—W. E. Pettibone, Toppa, Wash., B. No. 1, Box 24, will be in Portland about June 20 and in the meantime is looking for a line of land on a good road and not too far from a school. Has \$5000 cash, would assume \$2000, Willamette valley preferred.

Inquiry No. 165—W. H. Jackson, Elmore, Ill., a former resident of Oregon, is looking for improved land of from 40 to 50 acres. Coast land preferred. Has \$4000 to invest.

Inquiry No. 166—Adam Maxwell, Van Nuys, Cal., is seeking a small place in Oregon where he can run a hundred sheep or more. Wants to get a line on the coast country, and not too far from school advantages. Has \$3000 cash, would assume \$2000, Willamette valley preferred.

OBJECTS TO OLD WINTERS
Inquiry No. 167—William J. Jacobs, Box 83, Ponoka, Alberta, Canada, is looking for a small farm in the Willamette valley. Has \$2000 to invest. Objects to old winters. Has \$2000 to pay on a place.

Inquiry No. 168—David Jones, Fifty-first and Grand avenue, Des Moines, Iowa, is looking for a small grain farm of from 40 to 80 acres. Willing to pay \$15,000 to invest.

Inquiry No. 169—J. Albert, Albion, Wash., desires to purchase a large tract of grazing land in the Willamette valley. Has \$2000 to invest. Objects to old winters. Has \$2000 to pay on a place.

Inquiry No. 170—J. E. Berge, Fairview, Wash., desires to purchase a large tract of grazing land in the Willamette valley. Has \$2000 to invest. Objects to old winters. Has \$2000 to pay on a place.

STOCKRAISING HIS WISH
Inquiry No. 171—John Fugel, Collierville, B. C., is seeking information regarding land west of the Cascade range, suitable for raising sheep and cattle. Has \$10,000 to invest. Objects to old winters. Has \$2000 to pay on a place.

Inquiry No. 172—J. E. Berge, Fairview, Wash., desires to purchase a large tract of grazing land in the Willamette valley. Has \$2000 to invest. Objects to old winters. Has \$2000 to pay on a place.

Inquiry No. 173—L. A. Nimmo, 518 Shaw avenue, Seattle, Wash., is looking for a location for the establishment of a first class steam bath. Has \$10,000 to invest. Objects to old winters. Has \$2000 to pay on a place.

Inquiry No. 174—A. R. Nicholson, 104 East Arcadia street, Peoria, Ill., desires a good location for a photograph studio or will buy a small place in the Willamette valley. Has \$2000 to invest. Objects to old winters. Has \$2000 to pay on a place.

Inquiry No. 175—Maupin, Wasco county, is badly in need of a furniture store, meat market and hotel. Writes R. L. Morris, secretary of Maupin Chamber of Commerce.

Inquiry No. 176—A. Hulbert, 575 Third street, Medicine Hat, Alberta, Canada, is interested in obtaining about 20 acres of land, either planted or partially planted to berries and fruit trees, having particular reference to the loganberry; has about \$17,000 to invest. \$5000 cash, remainder taken up in three years.

No. 177. Otis Andrew, 13 Biggs West, and Dr. James, 217 West Twelfth street, Hutchinson, Kansas, desire to locate a colony on Kansas in the southwestern part of Oregon. Will need from 500 to 2500 acres; some of the settlers will want from 10 to 40 acres suitable for chicken, goat and fruit farming; this class will pay one fourth cash, balance in monthly payments. Another class will want from 50 to 80 acres suitable for stock raising; can pay cash.

No. 180. George Ghattin, Stanberry, Mo., is in the market for partially improved land for diversified farming; must be near a high school. Has about \$5000 to invest.

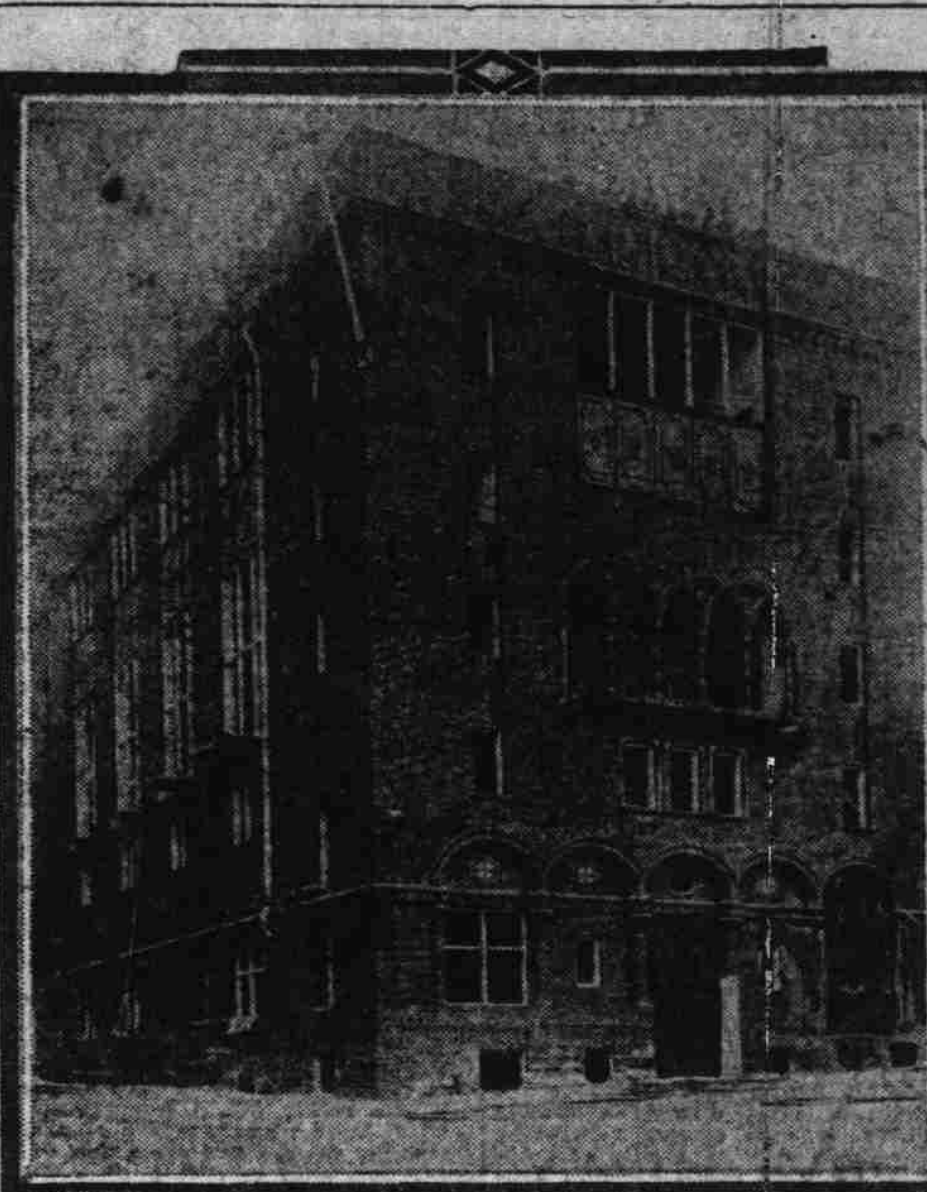
No. 181. James Haddock, Oak Point, Wash., desires 20 acres or more in Douglas or Josephine county, 10 or 15 miles from a railroad, 2 or 3 acres cleared. Will pay \$1500 cash.

No. 182. William Kneeland, 1867 Alder street, Eugene, Or., desires information on farm and fruit lands (no improvements). Has \$10,000 to \$15,000 to invest.

No. 183. Victor E. Johnson, Deerbrook farm, Ashland, Wis., is looking for 40 to 80 acres of partially improved farm land. The tract purchased faces Oregon Electric line and the buildings are well adapted to manufacturing purposes. The deal was handled by Wakefield, Price & Co.

No. 184. O. W. Smith, lock box 4, Huntingdon, June 19.—Huntingdon is experiencing a real boom in real estate as well as in population. New homes are being built and empty houses are at a premium. More residence property has been transferred during the last three weeks than ever before in the history of the city.

KNIGHTS OF COLUMBUS CLUB



Building nearing completion at the southwest corner of Park and Taylor streets for the Knights of Columbus. Cost of the building is estimated at \$125,000 and equipment will cost about \$25,000.

The new home of the Knights of Columbus at the southwest corner of Park and Taylor streets is nearing completion and will be ready for occupancy about August 1. Plans for the clubhouse were furnished by Jacob Jacobberger and call for a four-story structure with basement, 40x100 feet in dimensions. Exterior walls are of red brick with terra cotta trimming. The main entrance is from Taylor street and leads to the club rooms on the first floor. The second floor will house the council chamber and the assembly hall with stage and other accessories will be in the third story. The top floor will be used for gymnasium and in the basement will be bowling alleys, swimming pool and shower bath.

Brookings, S. D., is looking for a home in a town of 10,000 or more with college or university advantages. Desires family orchard on place. Has \$10,000 to \$15,000 to invest.

No. 185. H. C. Little, 203 Custom House, Denver, Colo., would be glad to make a moderate investment with services, in any promising business; expert accountant.

No. 186. Frank Luby, Tonganoxie, Kan., is looking for a location in a small town of a good farming district to operate a small flour and feed mill by water power.

No. 187. H. L. Lupton, vice president Jennings Naval Stores company, Pensacola, Fla., desires 20,000 acres of long-leaf yellow pine (probably means western white pine or perhaps Douglas fir), that could be leased for agricultural purposes or purchased outright.

Huntington Forges Ahead
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Apple Orchard Sold
Freewater, June 19.—Frank Gillford closed a deal last week for the sale of 10 acres of his apple orchard at Al Coffee, for a consideration of \$6500. The orchard is located at Sunnyside, about two miles from Freewater, and last year Gillford sold \$3000 worth of apples from the tract.

Tract Near Beach Purchased and Will Be Cut Up for Lots
Jasper Dean McFall, well known Portland music teacher and director of the Sunnyside M. E. church choir for the past eight years, and Mrs. Anna Welch of Portland, have purchased a tract of 15 acres of beach property about midway between Manhattan and Rockaway, that will be platted and put on the market this season.

The tract, McFall says, will make 140 summer home sites, all of them conveniently located within a few minutes' walk of the beach. The lots will be sold at from \$250 to \$500 each.

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