'HE LEFT NO WILL' IS COMMON TO ALL; HALF SHIRK DUTY

Will Breaking Called a Favorite Sport; Caution Is Necessary in Making of Last Testament.

By Albert L. Grutze
Trust Officer of Title & Trust Company.

"He left no will." Every newspaper reader knows how often that line occurs, it may be on the passing of a very rich man. If ever you wonder at such carelessness, you have only to look into yourself for the reason.

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The making of a will brings up the idea of one's own passing. Everyone's instinct is to avoid the thought, to postpone it. Always tomorrow will do for the making of a will. And some tomorrow is too late. Lawyers themselves have fallen before the same impulse and have left estates in tangles that represent anything but an example of orderly legal array. At the same time it is another deep human instinct, that leads to the amassing of property. One inborn idea of man is to lay by something for his children—something for their protection after he is gone. It is this primary instinct which lies behind every accumulation of wealth.

Strange that the two impulses so often defeat each other. So often the property laboriously acquired is carelessly left a prey to wrangling heirs and goes perhaps in a manner the least desired by the man who had acquired it. A poorly drawn will or none at all means defeated hopes for the deceased, very often a fine chance for the crook and the designing to rob the estate where the wealth has been acquired honestly and fairly in the sight of all men.

No matter how modest a man's estate, he should never fail to make a will and it should be carefully drawn, and explicit. He owes it to himself, to the heirs he means to assure of his help, and he owes it to the community at large. The courts would be cleared of a great burden of needless litigation, a vast amount of bitterness would be avoided in families, if every man screwed up his resolution and actually made a will.

HALF FAIL TO MAKE WILLS

Despite the fact that grave perils follow the failure to make a will, only about half of the persons who leave property sufficient in extent to justify their making such a document, actually perform this duty. In cases where no will is made the estate seldom if ever passes to the persons in the same proportion as it would if a will had been left. There is always and ever the total absence of the testator's mind back of the distribution of the no-will estate.

Perils there are, too, and in vast number in making a will. Between those who die intestate and those whose wills are prepared in a sloppy manner the general subject of better testamentary writing becomes one of grave importance.

The preparation of a well planned will, a testament in all ways suited to its maker's desires, the natural objects of his bounty well considered; a will free from defects in its drafting and execution—well calculated to withstand the sharpest possible legal contest, is such a task as can properly be entrusted to none other than a good lawyer.

THINK ANYONE CAN WRITE WILL

Aside from the number of testators who prepare their own wills, about 15 per cent of those presented for probate are found to be the work of notary public, justices of the peace, commissioners of deeds and the like. This situation is due apparently to the fact that many persons are of the candid belief that anyone who can write a clear hand and is possessed of a fair knowledge of the English language can prepare a will.

The laws of various states while slightly different in some essentials are in effect the same. The imperative requirements are the signing or acknowledgment of the testator's signature in the presence of witnesses—two witnesses are required in Oregon. The important point is that these witnesses must subscribe their names in the testator's presence after and not before his signature has been attached to the will.

These simple rules are constantly ignored by those who either prepare their own wills or entrust the work to some fellow who does not know how but attempts the task with all the assurance that pure ignorance will bring into action when it takes its pen in hand. We have some doctors, nurses and even corner grocers who seem to think it their duty to draw up wills for their patients, friends or acquaintances.

MISTAKES APPEAR TOO LATE

Apparently these people never stop to think that with the instrument they attempt, its mistakes either in drafting or execution only come to light after the testator has gone from the earth. The will cannot then be changed, altered or corrected. My earnest advice to all laymen of no matter what station, occupation or profession is that when you are asked to draw a will—don't. You are only playing with fire when you attempt it.

A will can be so simple, so brief indeed, that it has no value at all. It is inadequate. It says too little altogether. Take the case of John Smith. He is married and it is his desire that his estate shall upon his death pass to his wife. He should provide that if his wife died before him or at the same time as himself, by reason of accident, shipwreck or disaster, then and in such event the testator's estate would be distributed according to a well ordered plan and an alternate executor would be named other than his wife. Such a will would be of some real service to a testator.

WILL BREAKING FAVORITE SPORT

Attempted will breaking is almost one of our most active industries. Much of the litigation over wills is unavoidable and the amount of it will perhaps never grow less in volume. The chief cause of it all is the notary public-commissioner of deeds-justice of the peace-made will.

But why are they employed to perform such delicate legal work? A natural question indeed, but not difficult to answer, I think. To many people there is in every step and act in life the one thought of rigid economy; the class to whom the smaller price is everything. Such persons find their way naturally as by gravity, to the unskilled scrivener because they imagine such a person charges less than the lawyer.

But the point is that the average notary public, his brother, the commissioner of deeds, and his cousin the justice of the peace, have a way of charging just about the same as do the good lawyers. There is of course no comparison in the completed product, but dangerous satisfatcion seems to reign in the minds of many people when they think that they have "done' the lawyer, and believe they have saved at least 50 per cent of a legal fee by giving the will-drawing job to the unskilled notary.

THINKS SITUATION WILL IMPROVE

I see signs every day which show me that the best minds in every community are alert in dealing with the subject and anxious to impress upon everybody the personal and civic duty of a soundly drawn will—a duty extending to every man and woman with a mite of property. The defects which get into wills are of both omission and commission. Most of these could readily be noted, and corrected by a good lawyer if he had been consulted in time.

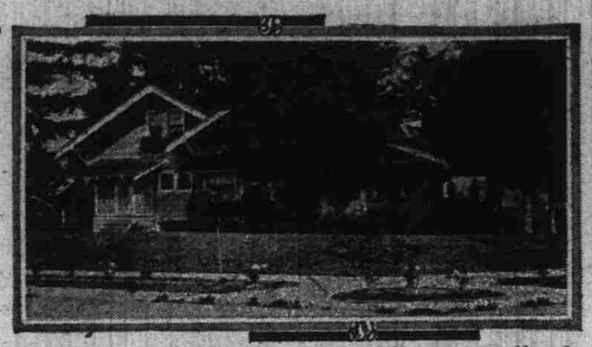
DON'TS FOR AMATEURS

Here are a few terse but loud don'ts for laymen will makers:

1. Don't make your own will; you may not, most likely do not, know how.
2. Don't use a printed will form and don't copy the will of another and make it your own.
3. Don't trust the work of making your will—the most important undertaking of a whole lifetime—to a person not a lawyer.
4. Don't, after the will is executed, make insertions, cross out words or make any such changes. If changes are to be made have a new will or a codicil prepared, and by the same lawyer, if possible, as prepared the original will.
5. Don't put your will under the carpet or in an old trunk in the attic or otherwise hide it after its execution. It is an important document and will be wanted after you are gone. Leave it where it can readily be found without a topsy turvy hunt.
6. Don't make your will in anger. Make it when you are "of sound and disposing mind," when so to speak both your feet are on the ground and your head is level.
7. Don't rest easy on the will question if a person other than a lawyer has prepared it. It is certain to be full of flaws if prepared by an unskilled hand.

Remember, you are not laying the plot of a tragedy or romance. You are making a document which is to dispose of your property after you are gone.

TAYLOR HOME SOLD FOR $10,000



Residence at the northeast corner of Bryce and Glenn avenues, Alameda Park, formerly owned by F. E. Taylor of the F. E. Taylor company, sold last week to H. H. Wade of the Northwest Steel company, who will take immediate possession.

A. G. Teepe Leases New Quarters at 270 Stark Street

Decided improvement in the market for houses is reported for the week just closed by the A. G. Teepe agency. Several important sales of residence property handled by this agency during the week in Rose City Park, Alameda and other east side districts, indicate an increasing demand for homes ranging in price from $4000 to $10,000. Among the sales recorded was the transfer of eight acres just outside the city limits south of the Columbia river highway from Harvey O'Brien to F. L. Schafer. The purchaser proposes to erect a country home on the site.

The A. G. Teepe company has leased the ground floor office at 270 Stark street, now occupied by Keasey & Keady, and will move into the new quarters July 1. The Keasey & Keady company will move to a new location not yet announced.

Condon Store Firm Is Reorganized on Profitsharing Basis

Condon, June 19.—The Barker Store company of this place is being reorganized on a profitsharing basis. O. H. Fithian of Portland, one of the stockholders of the concern, was here last week making arrangements for the change. Colby Clark will be manager and C. D. Sterling assistant manager of the new organization. Department heads are L. H. Cummings, Fred H. Burton, Henry Shannon, Vere Shaw and Miss Alice Smith. The annual business of the Barker store exceeds $1,500,000, according to officers of the company.

1000-ACRE—18

Winlock Lumber Co. Reincorporates and Doubles Its Capital

Winlock, Wash., June 19.—Last week the Winlock Lumber company stockholders reincorporated under the name of the J. A. Veness Lumber company with a capitalization double that of the old concern. The new organization will occupy the building of the Winlock Lumber company. It is understood the new company has acquired vast timber holdings which is to replace the nearly exhausted local supply. Practically all stockholders of the old concern are on the new company's roster. J. A. Veness is a well known lumberman in the Northwest and made many developments of timber resources in this district.

Hoquiam Bank to Have Fine Interior

Hoquiam, Wash., June 19. — Plans have been completed for the installation of banking quarters costing $50,000 on the ground floor of the new American Legion building for the Lumbermens National bank. Marble and mahogany will be used in finishing the bank interior.

City Does Rushing Business in Giving Out House Estimates

"City of Portland, home planners and designers."

A. L. Barbur, commissioner of public works, could well assign the title to his department, for in the last three weeks the city has sold more house plans and building estimates than most architects sell in a year.

Only these plans are for tiny little temporary houses, and are a part of the city's campaign to relieve the crowded residential situation by encouraging the erection of small homes on vacant lots.

When the building bureau closed at noon Saturday over 125 of the sets of house plans and building estimates had been sold, some to applicants from out of the city. One set of plans was sent all the way to Pennsylvania.

Eleven houses, built on city plans, have been completed, and permits for the construction of a number of others have been issued.

Many home planners have signified their intention of building in the fall, after vacations are over.

All the plans are for houses of three and four rooms. There has been some inquiry for five or six room houses, and a five room house plan may be issued by the city later. There are now five standard plans being sold. The plans and estimates cost 25 cents each.

Commissioner Barbur, while doing everything possible to encourage the building of these small homes, does not wish for the city to provide elaborate dwellings of more than five rooms, or to encroach on the field of architects designing the more pretentious houses.

1000-Acre Vinson Farm at Milwood Is Changing Hands

Roseburg, June 19.—One of the largest realty deals recorded this summer was the sale of the William Vinson farm of 1000 acres at Millwood, 14 miles west of this city. J. A., C. H. and G. L. Jackson, three brothers from Douglas, Ariz., are the new owners of the ranch. A sawmill located on the place is in full operation. A 31-acre prune orchard is another asset. It is one of the most valuable farms in the western part of the county, and the new owners will make many improvements.

Robinson Ranch Sold

Hillsboro, June 19.—E. J. Hoffman closed a deal last week for the purchase of the Joe Robinson 140-acre ranch near Farmington. He will take immediate possession of the place. The Robinsons accepted a bungalow on First street in part payment and will move to Hillsboro.

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10% NET
WELL SECURED LEASE
Improved Brick Building on Corner 100x100
Near center retail district, west side. A most substantial investment. Below value.
Terms: $30,000 cash, remainder mortgage.
FULL INFORMATION APPLY
F. E. TAYLOR CO.
Inside Property Dealers
12TH FLOOR YEON BLDG.

RIVERA
HOUSES IN SELECT DISTRICT, WITH WONDERFUL VIEWS JUST OPPOSITE WAVERLEY GOLF LINKS
DUNTHORPE
HOMESITES IN A DISTRICT THAT IS RESTRICTED, AND ALWAYS WILL BE, ONE ACRE AND UP, VERY REASONABLY PRICED
RIVER FRONT
SOME CHOICE LOCATIONS, A FEW HOUSES WITH AMPLE GROUNDS, RIGHT ON THE RIVER
RIVERDALE
SEVERAL BEAUTIFUL HOMES
All this property has gas, electricity, Bull Run water, daily deliveries and is 20 minutes from Washington street, on a paved road, near to a new $43,000 school. Information gladly given. Have everything that is for sale in this district.
Mrs. Helen S. Turner
1006 SPALDING BLDG.
MARSHALL 5346 MAIN 906

NEW TODAY

Wasco Co.
Oregon
FRUIT, GRAIN AND STOCK RANCH
480 acres first-class grain and fruit land; 75 acres fall wheat, bumper crop in sight; some alfalfa; 80 acres summer fallow; 2 acres orchard; good irrigation ditch, plenty water; 8-room house and good outbuildings; good fences; 6 head horses, 20 head fine grade cattle, including pure bred Shorthorn bull; 10 hogs, chickens and turkeys; buggy, hack, heavy wagon, single and double light and heavy harness, 4-horse Peoria drill, riding cultivator, 2-section Kimbel weeder, 16-inch disc, 7-foot binder, one share in threshing machine, corn lister, plows, harrow, feed grinder. This is first-class wheat and pear land; about 200 acres in cultivation. Price $20,000.

Klickitat Co.
Washington
320 cres, well fenced; buildings practically new; 6-room house, large barn, room for 20 head of stock; plenty of water; 200 acres in summer fallow. $18 per acre.

Eastern Oregon
Stock and Grain Ranch
All North Slope Land
1200 acres, 300 acres in grain with bumper crop in sight. Crop goes with ranch and ought to pay for half of purchase price this year. With ranch goes 11 large draft horses (8 are mares), several head of cattle, lot of chickens, 27-inch Russell thresher, two 3½-inch wagons, header beds, 12-foot header and binder, hay rake, mower, fanning mill, horse cultivator, six-horse harrow, 12-foot surface packer, 8-foot Superior drill, 8½-foot disc, hack, buggy, light single and double harness, 7 set heavy harness; everything that is needed to do with on a farm of this size is there, all in first class condition; good fences, fair buildings, 3½ miles to railroad; abundance of water from never-failing springs; hot and cold water and bath in house, 20 acres pine timber, thousands of acres finest kind of outrange; first class grain soil. If taken before July 1, $31.70 per acre.

T. J. SEUFERT
628 HENRY BUILDING

NEW BRICK
APARTMENT BUILDING
Paying Better Than 11% Net on Price of
$55,000
Three-story and full basement, brick and concrete building; excellent East Side district; 60x100 corner; 23 sunny apartments, each with three rooms and dressing compartments.
Hardwood floors and white woodwork predominate; modern builtin conveniences; considerable equipment attached to the building.
Present income subject to increase as rents are very moderate. Two apartments are now occupied by salaried employes, one by manager, another by janitor. Owner operating property could materially increase net return.
WE UNHESITATINGLY RECOMMEND THIS INVESTMENT
F. E. TAYLOR CO.
Inside Property Dealers
TWELFTH FLOOR, YEON BLDG.

3 ACRES
in the central part of E. Portland, near Laurelhurst, only two blocks from streetcar, cement walks and hard surface to the place, all in cultivation, with a fair house. Now stop and consider this
Price $4500, Terms $1500
down, balance payments or mtg. Owner must sell and is asking one third of what this place is really worth.
ASK FOR
F. G. MASRHALL
In care of F. L. McGuire

GRUSSI & BENNETT HOUSES
We invite you to call at our office and inspect photos of any kind you may want; then we will take you out in one of our autos and show you any houses you may want to see. Our 17 years' experience in selling houses will help you make a selection.
Grussi & Bennett
318-321 BOARD OF TRADE, 4TH AND OAK

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Killingsworth Avenue Realty Company
121 KILLINGSWORTH AVE.
Phone Automatic 518-71
A. H. YOUNG, Manager
EVENINGS AND SUNDAYS CALL WOODLAWN 4945
5-ROOM MODERN BUNGALOW on paved street in good residence district, full 50x100 foot lot, cement basement, fine furnace, near the Jefferson high school. This is a very good buy. Price $3500. Terms $1300 down, balance easy payments.
4-ROOM MODERN HOME, 2 blocks from carline, half a block off paved street, 50x100 lot, fine lawn and trees. This is a snap. Price $2900. Terms $800 down, remainder easy payments.
WEST PIEDMONT BARGAIN—7-Room Modern Home, 4 rooms and bath downstairs, 3 big bedrooms and hall upstairs, lot 50x100, fine fruit trees and garden, full cement basement. Price $3500; terms $600 down. Easy payments.
ALBERTA DISTRICT—5-Room Modern Bungalow Type Home on paved street, in the best residence district in Alberta, fine fireplace, full cement basement, hardwood floors. This is a beauty. Price $4500; terms $1500 down, good payments.
WE HAVE HOMES OF ALL DESCRIPTIONS and prices in Piedmont, West Piedmont, Walnut Park, Alberta and many other good districts. Don't fail to see us when in need of a home.

Killingsworth Ave. Realty Co.
121 Killingsworth Avenue.
A. H. YOUNG, Manager

$5250 Stucco Bungalow
ROSE CITY PARK
Attractive 4 room bungalow with attic, hardwood floors in all main rooms except linoleum in kitchen and bath, cozy breakfast nook, good fireplace; price includes furnace, fixtures and shades; on paved street and sewer; terms $1500 cash, balance monthly.
J. L. HARTMAN COMPANY
7 CHAMBER OF COM. BLDG.
MAIN 208

Third and Jefferson
100x100 corner, 4 blocks south of Morrison st. Was held for $75,000 10 years ago. Taken in on mortgage foreclosure. Cheapest close-in business corner in city. Price below assessed valuation. $6000 cash, bal. 6%. Price
$25,000

North 13th St. TRACKAGE
100x100, corner, between Burnside and Glisan St. Spur to curb. $10,000 below prevailing prices.
$30,000
E. J. DALY
221 FAILING BLDG.

Bargains On Easy Terms
$1750—5-room house, 50 x 100-foot lot, No. 1242 E. Clay street, near Hawthorne avenue car.
$3750—7-room home, No. 390 24th street north, between Thurman and Vaughn streets.
$3750—7-room home, furnace, fireplace, sleeping porch; Weidler street, between E. 29th and E. 31st streets. Call Sunday at No. 933 Weidler street.
$4000—7-room home, furnace, No. 822 Commercial street, between Failing and Shaver streets, close to public and high schools.
$6000—8-room home, furnace, three fireplaces, finished attic; No. 276-E. 28th street, near Hawthorne avenue.
$7500—2-flat building, one 5-room, one 6-room. Well rented. Nos. 406-406½ Park street, between Harrison and Hall streets.
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Improved, with 3 good homes. Out of town owner orders sacrifice.
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IN A FIRST-CLASS CENTRAL OREGON ALFALFA AND STOCK RANCH, ALL EQUIPPED, READY TO MOVE ON TO.
80 ACRES, 160 IN CULTIVATION; lies fine, good soil; 20 in clover, 16 in alfalfa, more seeded to alfalfa last fall; about 50 in other crop; some summer fallow; good farm buildings and lots of them; good family orchard of assorted fruits; all fenced and cross fenced; also 1200 acres adjoining this ranch leased and fenced for pasture that goes with the place; 5 head good horses, 30 head of cattle, hogs, turkeys, chickens, all crop, farm machinery and equipment goes with the place.
Price $17,500
Terms, $4000 cash, balance to suit. Will also consider other property in exchange as part payment. We are going to sell this fine alfalfa and stock ranch, all equipped, before July 1, for the first man that sees it will buy it before he leaves the place.
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50% Net
On Amount Invested in Three-Story Brick Corner
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100% Occupied
TEN TO FIFTEEN YEARS WILL BE GIVEN ON THE ENTIRE BALANCE.
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Price $7500
Wakefield Fries & Co.
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We want owners of residence lots who will furnish part of the money for building on terms, to list their lots with us.
WE HAVE THE CUSTOMERS
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Portland - Oregon

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The house pictured above is made in four-foot sections of carefully selected fir. It can be easily erected by two men in one or two days, according to size.
HOME BUILT TO SUIT ON TERMS
We will furnish a lot and the money with which to purchase a Mill-Made Ready Cut Home.
You Pay Nothing Down
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We have lots to choose from in any of the following districts:
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On 4th St., Bet. Stark and Oak.
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5&10 Acre Tracts at Oswego Lake
35 MINUTES FROM DOWNTOWN
On Southern Pacific Electric and only one-half mile from station.
Soil good, no hills, and tracts especially fine for gardening, fruit or poultry.
ONLY A FEW LEFT
PRICE—$150 PER ACRE
EASY TERMS
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Well Improved
VALLEY FARM, close to railroad; good auto road, good buildings, fenced and cross fenced; price $35,000; consider Portland income property and, if attractive enough, will assume or pay difference; farm clear of mortgage.
186-ACRE FARM, joins Wilsonville; 105 acres cultivated; 10 acres in walnuts; very good buildings; only 22 miles from center of Portland; about one-half river bottom. Price $500 per acre; no trade; terms.
L. K. MOORE
517 Board of Trade

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See
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REAL ESTATE AGENTS
905 YEON BLDG.

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MONDAY, WEDNESDAY and FRIDAY
Each Day at 10 A. M.
For Monday's sale we have a good lot of furniture for all parts of the home, including Living Room, Dining Room and Bedroom Sets. It will pay you to see this lot before buying.
TWO MORE GOOD LOTS FOR WEDNESDAY'S AND FRIDAY'S SALES.
Visit our PRIVATE SALE Department. We have some splendid pieces of High Grade Furniture for private sale, including MAHOGANY FOUR-POSTER BED, MAHOGANY DINING SUITE, ETC. Also a KIMBALL PIANO in first-class shape.
SEE US AND SAVE MONEY.
PRELIMINARY NOTICE
We are instructed by the executor to sell at Public Auction the entire furnishings of the home of the late
LOUIS ZIMMERMANN
at 1070 Kelly Street, Cor. Hamilton Ave. on TUESDAY, JUNE 29, at 10 A. M.
Comprising Elegant Furniture, Axminster and Body Brussels Carpet, Rare Oil Paintings, Costly Bronze and Bisque Statuary, Haviland China, Silverware and other effects.
Full Particulars in Next Sunday's Papers.
MALCOLM H. CLARK Executor.
J. T. WILSON, Auctioneer.
WHEN YOU WANT TO SELL YOUR FURNITURE CALL US.
MAIN 1086.
WILSON'S AUCTION HOUSE
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Modern Bungalow Furnished
Five rooms, fireplace, bookcase, buffet, furnace, cement basement, white enamel kitchen and bathroom; gas and electric fixtures; flowers; fruit; pheasants, chickens; wood, coal; furniture. Do you want anything more? $4750, TERMS. 118 E. 54th st., 1½ blocks north of Mt. Tabor car.

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ERECTED IN PORTLAND—SHIPPED ANYWHERE
IN BUILT 4-FT. SECTIONS READY AND EASY TO PUT TOGETHER
A first-class home or garage direct from the factory at a GREAT SAVING. You pay no middlemen's profit. Write for catalogue.
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