

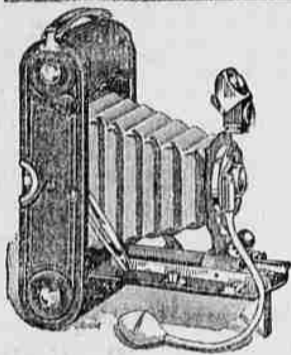
Superior Dress Goods and Trimmings.

The quiet elegance found in the varied weaves and soft pastel colorings in dress goods of this season are enough to delight any woman. So gracefully do they lend themselves to the draping of the popular styles now in vogue that they give to the garment an air of distinctive originality especially so when trimmed with the handsome effects in jet trimmings which we show. All the new shades in raspberry, taupe, wisteria, smoke are found and the excellent quality of these fabrics at the price we ask offers you an excellent opportunity of securing a beautiful gown with least expenses.

DRESS GOODS TRIMMINGS

We will enjoy showing them to you.

L. E. & H. J. Hamilton **THE HAMILTON STORE** Albany, Oregon
317-321 First St



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Woodworth Drug Company

Free Instruction to Beginners.

The Democrat

Entered at the post office, Albany, O. as second-class matter.

F P NUTTING

The Democrat.

The Daily—Delivered, 10 cents a week; in advance for one year, \$4.00. By mail, in advance for one year \$3, at end of year \$4.50.

The Weekly—Advance per year \$1.25. At end of year \$1.50. After 3 years at \$2.

OUR WANTS

LOST OR STOLEN.—A Scotch Collie dog, eight months old, from farm of A. Farlow, R. D. 2. \$5 reward for information leading to recovery.

WANTED.—Butter, eggs and poultry at the Imperial Restaurant 322 W. 2nd St. Albany. 14t

FOR SALE.—A seven room house in first-class condition, good barn, large lot. Price, \$1600. Call on Mrs. J. Merle E 9th St. 12t

CRATES.—For sewing machines, at H. Neelevs, 2nd street, opposite the armory. 12t

WANTED.—Two lady demonstrators to travel. Good wages. Call room 20, Revere hotel after 6 p. m. and all day Sunday. Mrs. A. E. Hyers.

FOR SALE.—Go-cart and baby buggy. Inquire at Democrat office.

LOST.—Lady's gold watch, heavy long chain, initial C on watch, between Bandbox and 618 W. 4th. Reward. Report to Miss Carol Richards 618 W. 4th.

PLANTS FOR SALE.—Gooseberries, red and white Currants, Rhubarb, Red and Yellow Raspberries, Iceberg Blackberries, Loganberries, Dewberries, Phenomenals, Hedge Plants and Sage. IVER C. DUEBALL, Albany, Or., R. F. D. No. 5, Home Phone 7102. 16t

WANTED.—A girl to do general housework. Call at Democrat office or phone.

11 ACRES CLOSE IN, very desirable for planting. Very Reasonable. Ethel E. Miller.

FOR RENT.—Rooms, furnished and unfurnished. Mrs. Upham, 132 Water street. 12t

FOR SALE OR HIRE.—A team. Phone red 972.

FOR SALE.—River bottom farm, in Benton county, 26 acres, 2 miles from Albany. Write D. W. McKinney, Saginaw, Or. t 20

NOTICE.—The public is requested not to transact business with S. A. Hudson, of Tangent, incompetent on account of his old age. John B. Hudson.

FREE.—Edging and bark at the Albany saw mill. Get some.

SAUER KRAUT.—Cabbage for it. Order of E. L. McKeever, Bell 2X1. 15t

ONIONS FOR SALE.—By E. L. McKeever. Phone Bell Farmers 2X1. tD

WOOD SAWING.—Call Geo. F. Brown Home Phone 862.

TO LOAN.—\$50,000 on real property J. C. Christy, over 1st National Bank Albany, Oregon, rate of interest reasonable.

J. W. BENTLEY, boot and shoe maker and repairer, does first class work at reasonable prices. Next door to Democrat office. See him.

Any furniture store has that Albany chair.

Fireplace Goods.

The Albany Hardware Co., 211 West First street, has the finest stock of fireplace furnishings to be found, 25 styles and patterns, in andirons, fire sets, etc. fine decorations for the fire place.

F. G. WILL, for Watches

10 ACRE TRACTS.—Tremont ten acre tracts. Close to Albany. Fine soil, excellent location. Best of fruit, vegetable and berry land. Buy a ten acre home of the owner. Owen Beam, Room 4, Stark Bldg., opposite post office.

ENGRAVED CARDS.—For a limited time Rawlings will furnish 100 Copper plate Engraved visiting cards (plate included) for \$1.50.

FOR SALE.—Those wishing to purchase apples for family use, phone E. C. Baldwin at "Wright fruit farm" on Home phone, or if more convenient phone G. W. Wright at his law office or residence over Bell or Home.

APPLES.—Parties wishing apples for decoration or other purposes may secure them by calling upon D. W. Rumbaugh, Home phone 1336. 19t.

FOR RENT.—7 room house and barn \$15. See G. W. Wright.

WOOD FOR SALE.—Big fir, J. D. Ellis 906 E 4th, Phone Bell Red 952. 14t

FOR SALE.—New saddle, single harness, 1 carriage, good as new, set double work harness, one rubber tired buggy. J. D. Ellis, 906 E 4th, Phone Bell Red 952. 14t

FOR SALE.—A Jersey bull calf eligible to registration. Inquire of H. M. Palmer, Albany, both phones.

FOR SALE.—Two fine lots on South Washington street, at once, at a bargain. See P. D. Gilbert.

WANTED.—Young man to wipe machines and do porter work a few hours each week. Magnolia Steam Laundry.

FOR RENT. Housekeeping rooms over Stevens store. Apply to G. W. Wright.

FOR SALE.—Team, aged 5 and 7 weight 2250, harness, mountain wagon, lumber wagon, all for \$250. G. Messman, 1st and Peniwinkle. Home 111. 6t

FOR SALE.—Dry ash wood, by Ola Saltveit Home phone black 167, 1016 E. Water. 1t

MONEY TO LOAN on real estate at seven per cent. On choice farm lands at six per cent. Apply to Geo. W. Wright, Attorney, Albany, Oregon. Both phones. Office, corner of 1st and Ferry.

I HAVE a demand for city property and for acreage. What have you? Ethel E. Miller.

FIRE INSURANCE.—O. F. R. A. at McMinnville. Oregon's greatest mutual company. C. C. Bryant, Albany, Cusick Bank Bldg. Both phones.

A LOT.—Of oak timber for sale on stump. Wm. Ritchie Land Co.

EGGS AND CHICKS.—Barred Plymouth Rock, White Legorn, Black Minorca, Palouse Geese and White Pekin duck eggs, pure bred, also day old chickens. Mrs. J. C. Porter, R. D. 2, box 15. Home phone 3651. 15t

OYSTERS. All style, at all hours at H. Glosch's.

FOR RENT.—The store room formerly the Stetter store. See Harry Schloser.

WANTED.—Farm land in large and small tracts. ETHEL E. MILLER.

FIRE INSURANCE.—Beaver State Merchant's Mutual. Inquire at Opera House Bldg.

SHOULD THEY BE KEPT UP?

Of course the corporations owning property in Linn county will want their assessment as low as possible. The assessor should see that it is as high as possible. The spirit of the age is to make idle land get into action and do something for itself. A great many people for this reason wish to see vacant lots in a city taxed high, making it an incentive to build upon it or sell to some one who will. This is a pet item with the single tax people, and is a good one to think about. It may be endorsed by those not believing at all in the single tax plan as a whole, something that will probably never prevail in this country. We do well, though, as we go along to take the good in all things and make the best of them.

In the meantime there is no occasion for reducing the assessments asked for. Instead the inclination is to increase them. But we have all been raised, and are in the same boat. The business man who has been raised materially is not kicking, why the corporation.

HIGH MARKS.

Different cities in Oregon have as their slogan population of a certain number for the city. "Ashland 10,000 in 1912," for instance. A reasonable ambition for any city to want to double its population in two or three years, and, yet, in the ordinary development of a city it is not often one gets double its population in three years. Ten years is a good period, as things go, for actually doubling one's population. The spirit, though, is one of intense commercialism, which is the one that prevails in the affairs of men today. Really the greatest ambition of a city should be to be a good place in which to reside, with a reasonable competence for one's labors, good associations, good government, law abiding, healthful surroundings, a place for a home and clean influences as well as for growth, which will take care of itself.

Anyway there are a good many better things about a city of six or seven thousand people for a home place than one several times as large. Nevertheless every city should do its best to grow, along sane lines, and the Democrat hopes to see Albany a place of fifty thousand.

ROOSEVELT'S INFLUENCE.

Joaquin Miller blames a good deal of the prevalent crime of the day to Theodore Roosevelt. He charges that Roosevelt rushed the people into all sorts of crime, that his strenuous theory of life is criminal, infecting the people with a sort of insane activity. He declares that Roosevelt is responsible for much of the mania that is affecting the people of the country.

The charge is a serious one and will be accepted by a good many. Mr. Roosevelt is only responsible so far as his influence goes. He is certainly a

HOW TO SELL YOUR REAL ESTATE.

The rich proprietor generally knows how to go about marketing his property, but a man who has only one or two small holdings, to dispose of is apt to go wrong. The value of real estate depends largely on its being convertible into cash. It often seems unsalable because the owner does not know how to sell it. Too much good advice cannot well be given on this subject.

The average owner's idea of how to sell his real estate is summed up in listing it for sale with as many brokers as possible. That is where he makes his mistake, the extent of which he may better understand if he will let us first point out what the duties of his broker should be and then show him why no broker can discharge those duties under the prevailing method of employment.

A broker receives his pay from the real estate owner whose property he sells, and he should represent his lawyer as faithfully as a lawyer represents his client. The first business of the broker is to examine the property and locality, estimate the value of the property from personal inspection of the premises and tell the owner whether his asking price is too low or too high. After the price has been made right, the broker must make every effort to sell the property as soon as possible for the most money and on the best terms obtainable. In order to find bidders he should freely advertise the property for sale through the best advertising mediums, and in the most effective way, and by every means bring it to the notice of as many as possible of the people who are in the market for real estate of that general character.

Such is a partial summary of the duties of the conscientious and efficient broker.

Under prevailing conditions of employment he can do none of these things. The property being listed with a number of brokers, and the owner retaining the privilege of selling it on his own account, the broker

wonderful? mark, for with his strenuous he has stood for a high standard along moral lines, and this has counted for good. It is not an easy thing to figure out the balance.

WHAT IT DOES.

Albany is to be hooked up with Salem and Portland to the north and Eugene to the south on an electric line. This is making every land owner in Linn, Lane, Marion and some other counties revise his estimates of prices. If the railroad people could obtain all the land values they cause to spring into being they would be able to buy up all the princes in Europe for sons-in-law.

cannot afford the time and expense of visiting the property, nor can he venture to advertise it by street and number, knowing well that if he does so an intending purchaser may go directly to the owner or to some other broker. Besides, his chances of making a commission under those circumstances are too small to warrant the expense of advertising. When he does find a customer he cannot hold out for the highest price and best terms. Should he do so, the customer is apt to go to another broker or to the owner directly. The first broker, therefore, is often constrained to sacrifice the interest of the owner in order to close the bargain before somebody else, taking it from him, leaves him no profit for all his pains. Under this system the usefulness of brokers is reduced to the vanishing point through the short-sightedness of owners, most of whom are so careless of their own weal as to seek out agents who will do business in this wasteful and pernicious fashion. Thus real estate often becomes a drug on the market and its value is impaired through lack of any competent method of putting buyer and seller in touch with each other.

What happens when an owner lists his real estate for sale under the present system? The land is entered on the broker's books—of, yes; and if any man providentially happens along who wants to buy a piece of real estate, he is handed a job list of bargains. Frequently the broker has not seen the property. All he knows about it is what the owner has told him. He is ignorant of its appearance and surroundings, of its state of repair and actual value. In a word, he knows nothing at all which a purchaser needs to know. The prospective customer looks at two or three of the bargains, no one of which comes within a mile of what he wants, and all of which are priced far above their value. Then he gives up the fruitless quest in disgust and goes home.

It is the system that is wrong. Perhaps the broker does as well as can be expected under adverse conditions. Of a thousand items on his sales-books, nearly all are listed with half a dozen other firms. If they are listed on an average with four agents, his chances are slim of earning commissions on one out of a dozen. The owner is only too eager to sell directly to a purchaser, and very likely he has given the broker a fancy price expecting to find a buyer himself at a much lower figure. A broker may believe he has a customer at a good price, but he will seize the opportunity to sell at a lower price rather than run the risk of having the sale snatched from him.

(To be continued.)

Come to our store and see the new dainty patterns in Wall Paper. New, clean, stock just arrived, many new shades in brown and olive. Let us help you fix the dining room, parlor, or hall. Prices correct. BURKHART & LEE.

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EASTBURN'S

14 lbs Granulated Sugar.....	\$1.00
16 lbs Cream Rolled Oats.....	1.00
11 lbs Head Rice.....	1.00
14 lbs Japan Rice.....	1.00
16 lbs Broken Head Rice.....	1.00
12 lbs White Beans.....	1.00
12 lbs Lima Beans.....	1.00
10-16 oz pk Raisins.....	1.00

Get our prices before you buy.

W. A. FASTBURN
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Corsets Made to measure.

I am agent for the famous hygienic Spirella Corset, for girls and women. These corsets are made to measure and guaranteed for one year not to rust or break. Come and try on my models. They will bend with the body and still retain their shape. Absolutely indestructible and can be laundered. Price \$3.50 and up.

Also maker of fancy gowns of beautiful designs and superior workmanship.

MRS. A. B. KELSAY,
119 East 7th, Cor. Lyon.

DON'T NEGLECT

To have your Shoes put in a first-class condition by a first-class shoe repairer, at Burn's shoe Store.

Have You a Patent to Your Home?

A patent from the United States is of as much importance as your deed.

Did the man who deeded to you have his deed recorded? If not you have no title.

Are your taxes paid? An abstract will make you right.

Don't buy a piece of property without having an Abstract from the LINN COUNTY ABSTRACT COMPANY.

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