

# THE CAPITAL JOURNAL

E. HOFER, Editor and Proprietor. R. M. HOFER, Manager

Independent Newspaper Devoted to American Principles and the Progress and Development of All Oregon

Published Every Evening Except Sunday, Salem, Ore.

SUBSCRIPTION RATES:  
(Invariably in Advance)

Daily, by Carrier, per year \$6.00 Per month .50c  
Daily, by Mail, per year 4.00 Per month .35c  
Weekly, by Mail, per year 1.00 Six months .75c

FULL LEASED WIRE TELEGRAPH REPORT



## INVESTMENTS IN HIGH CLASS REAL ESTATE

We Make a Specialty of Placing Sums of One Hundred Dollars and Upwards Where You Cannot Lose and Will Make Profits With the Growth of the Community.

Next to a Good Bank Account a Careful Investment in Salem Real Estate Does More to Establish Your Credit and Put You on the Road to Wealth Than Any Other Step You Can Take—Do It Carefully and You Will Never Regret It.

We sell no property without seeing it, and knowing all about and investigating it from the standpoint of the buyer.

We have lived in this community for 22 years, and have made an honest living, and propose to do an honest real estate business.

Honesty is the best policy, and we do not want to sell property at prices or conditions that we cannot meet purchasers in the future, and feel that we have benefited them.

Our object is to enable our clients to make such investments as we would be willing to make ourselves, caring more for our reputation for good judgment than for making money.

**Why We Bank on Mountain View.** Because the owners are not in a hurry to rush it onto the market, and are holding the property at fair prices, and yet are placing good values on it.

The trend of building is to the south, and, with the car-lines operating a 15-minute service to Salem Heights, the city is bound to grow to the south.

In a few years there will be business places and residences on both sides of South Commercial street all the way to Salem Heights, and now is the time to get in.

If you have not seen Mountain View property, go out Sunday and look it over, and at the same time see the most beautiful scenery in and about the Capital City.

**A Very Good Opportunity.** A young German has a good 6-room house, all remodeled and built over, partly new, in South Salem, with new barn and chicken yard, with five lots, and lease on six lots for additional chicken yard for three years; sale price of the whole \$3000. Germans put property in good shape, and do not ask speculative prices. This house and lot and barn are put in at \$200, and the four lots at \$1000, which is very low, considering the property adjoins Fairmount Park addition. Time can be got on part of it.

**Iowa Men Buying.** During the past week considerable

property has changed hands, and there have been a number of additions to the Iowa colony. Eight acres a quarter of a mile east of Mountain View was sold to Mr. John W. Carson for about \$850 per acre. Two Iowa men, Messrs. Pray and Stearns, from Hamilton county, bought homes in and near the city. The tendency of prices is slowly upwards, and no one need fear any reaction in Salem real estate. There has been no reaction in 20 years, and there is less chance of it now than ever before.

**Conservative Investments.** There are more men looking for good, safe, conservative investments today than ever before, and several large deals are on foot, and will be put through this coming week. There is considerable property that is held too high, and will not move off rapidly on that account, but it shows the owners have great faith in the future of Salem and Oregon. On the whole there is more real estate activity at Salem than anywhere in the state.

The fact that Portland capitalists are investing \$50,000 in permanent improvements on the Kingwood tract shows a preference for Salem real estate over their own city. There is no case where a Portland firm is expanding a like sum on a Portland addition at present.

**Have Not Made Bad Investments.** We have not made any bad investments ourselves and will not be a party to making bad investments for others.

There is no necessity of putting your money into something where you will never get it out again, or get only part.

Good Salem real estate, in the business and residence districts, and where business is going and where population is moving is a good investment, if bought right.

We make a specialty of placing your money where you will get the benefit of advance and growth in values, and not on wild speculative propositions for a commission.

One of the finest fruit farms on Mission Bottom at only \$95 per acre. There are nearly 300 acres, and it will cut up into three good ranches:

has timber and water; with \$3000 investments and is for sale on easy terms. All lands nearby have sold off for a great deal more, and when platted into fruit tracts are worth \$200 to \$300 per acre. There are few such ranches left in Marion county.

Eight-room house, fine lot 79x160, on car line, in best residence part of city, fruit trees and fruit, modern improvements, \$5000.

Best 20-acre prune orchard, in full bearing, one-half mile from Rosedale, \$6000.

Well established manufacturing business, one-fourth cash; easy terms on balance, \$20,000.

Brush farm, fine fruit land, in Liberty district, 22 acres, 2-1-2 acres cleared, good house, \$2200.

Good building lots in Miller block, South Salem, \$700 and \$800.

Finest improved fruit farm and residence on Garden Road, for sale on easy terms, \$10,000.

Half-acre tracts on South Commercial street, close in, on easy terms, \$600.

Three first-class 50-acre tracts on fine road, near church and school, per acre, \$100.

Five-year-old prune orchard, half mile beyond end of car line, sold in lots of two acres or upward, to suit purchaser, all but first two acres, \$500 per acre.

R. R. Ryan place, 20 acres, 1-1-2 miles east of city, fine house, two large barns, \$10,000.

Half block, Twentieth and Trade streets, corner lot with house, \$1200; three lots, \$800 to \$1000.

Best five acres with orchard, house and barn, little timber, ideal little home lot, with \$1500 improvements, close to city, \$2600.

Good house and two lots, corner Liberty and Mission, price, including paving and sewer, \$2900.

Four choice building lots, two facing Liberty and two on High streets, \$800. Spot cash. All good, new buildings on the block. Lots large, 75x141, and all sewer assessments paid.

Money to loan. I have \$1000 to \$1200 to loan at 7 per cent on first mortgage.

E. HOFER & SONS,  
Room 201, U. S. Bank Bldg. Phone Main 82.

### THE ANT.

**Facts About One of Nature's Most Industrious Creatures.**

When spring comes will all its wealth of opening buds and new flowers, the ant is preparing for a season of profitable industry.

It comes out of its winter quarters and locates a new home where it can store away, during the summer months, the sustenance for the long winter days.

Just as industrious as the ant—but in a different way, are the countless infusorial germs which burrow into the scalp and eat away at the roots of the hair.

As they burrow away Dandruff forms, and if the germs are not all killed, Baldness results.

Newbro's Herpicide is the only known remedy which kills the germs. Sold by leading druggists. Send 10 cents in stamps for sample to The Herpicide Co., Detroit, Mich. One dollar bottles guaranteed. J. C. Perry, Druggist.

You can't tell the size of a man's income by the size of the cigar he smokes.

### FAIR GROUND Feed and Seed Store

Valley Flour, per sack \$1.00.

Hard Wheat Flour, \$1.25

Best Sugar Cured Government inspected hams, fine goods, per pound, 16c.

The very best thin Breakfast Sugar Cured Bacon, per pound, 20c.

5 pounds best White Beans, 25c.

6 pounds Whole Grain Japan Rice, 25c.

Try a sack of our Highland Flour at \$1.25.

10 pounds Best Nebraska Corn Meal, 25c.

Remember the Place. Free Delivery

R. N. MORRIS  
Phone 1497

### Salem Fence Works

Headquarters for Woven Wire Fencing, Hop Wire, Barb Wire, Poultry Netting, Shingles, Maltboard Roofing, P. & B. and Ready Roofing, Screen Doors and Adjustable Window Screens. All at the lowest prices.

CHAS. D. MULLIGAN  
250 Center Street Phone 174

## CHERRY CITY IMPROVEMENT LEAGUE MEETS

MRS. B. O. SHUCKING ELECTED PRESIDENT, AND PLANS SUGGESTED FOR CARRYING ON THE WORK OF BEAUTIFYING THE CITY.

The Cherry City Improvement League held a meeting last evening which made up in enthusiasm for a rather light attendance. The discussions took a wide range, but were all optimistic and showed a determination to carry out the league's plans to make Salem not only a beautiful city, but the most beautiful city on the coast.

Mrs. B. O. Shucking who was elected president, presided. The other officers elected are T. A. Livesay, vice-president, Mrs. John H. Albert, secretary; R. C. Bishop, treasurer; and Mrs. G. H. Patterson, Mrs. A. N. Bush, Mrs. S. G. Sargent, G. Stolz, and E. P. McCormack, executive committee. Many good suggestions were made, and a season of active work will no doubt follow.

### CHURCH SERVICES

**German Lutheran.**  
Corner of Sixteenth and A streets, Englewood. Services Sunday at 10 a. m. Sunday school directly after service. English services every second and fourth Sunday in each month. Rev. H. W. Gross, pastor.

**First Christian Science.**  
First Church of Christ, Scientist, 440 Chemeketa street. Services: Sunday at 11 a. m. and 7:30 p. m. Subject of lesson sermon: "Probation After Death." Sunday school at 12 m. Wednesday evening testimonial meeting at 7:30 o'clock. Reading room in the church open each afternoon except Sunday. All are cordially invited.

**Evangelical Association.**  
Seventeenth and Chemeketa streets P. M. Fisher, pastor. Sunday school at 10 a. m. Preaching at 11 a. m. "The Three Hundred Years of the English Bible" will be honored at this service. Juniors at 3 p. m. There will be no evening service, as we join in a union meeting at the Liberty street Evangelical church at 7 p. m. The two churches of the Evangelical association and the United Evangelical church join in this service, which is under the auspices of the young people's societies of the three churches. A good time is assured.



### The Best Heater

It will save you money every day you own it. It will give you the best. Let me give you figures.

**See Me**  
About an individual lighting plan for your home. The best thing is the market for looking and lighting

A. L. FRASIER  
Phone 135. 257 State Street

### Home Manufactured

Come and See How Our New Process Glazed CEMENT Sewer Pipe is Made. We can save you Money. And Furnish a Better Pipe Than Anything on the Market.

Salem Sewer Pipe Co.,  
Manufacturers  
285 Liberty Street  
Phone 14.

## MISS ALMA HASKINS IS CHOSEN MAY QUEEN

The balloting for May queen at the university closed at 6 o'clock last evening amid a great deal of enthusiasm and excitement. The hall was packed in front of the bulletin board with students watching the results as they came in. The interesting race was between the representative of the Adelante Literary society, Miss Alma Hoskins and Miss Theo Bennet, of the Philodorian society. Each cent counted as a vote and in the hour of closing the polls approached the supporters of the different representatives grew reckless and the race was even at five minutes to six. Then with a dash Miss Hoskins' vote took a sudden spurt and in five minutes she had 24,350 while the vote of Miss Bennet followed closely and at 6 o'clock her supporters had given her 23,500 votes. Roy Nott received the most votes for king so he and Miss Hoskins will reign supreme on May day.

The strong baseball team from the Oregon Agricultural college defeated the Willamette team by a score of 7 to 3 yesterday afternoon. The game was interesting throughout and errors were few on both sides. Ruben for O. A. C. mystified the Methodists a great deal with his pitching and the home team only succeeding in connecting with a few. McIntyre was easy meat for the heavy hitting Agri's and they succeeded in getting two home runs and several other long hits. For some unknown reason Dr. Sweetland kept his best pitcher on the bench during the entire game. Willamette's next game will be with Multnomah in Portland a week from today.

### BETTER THAN SPANKING

Spanking does not cure children of bed-wetting. There is a constitutional cause for this trouble. Mrs. M. Summers, Box W, Noire Dame, Ind., will send free to any mother her successful home treatment, with full instructions. Send no money, but write her today if your children trouble you in this way. Don't blame the child, the chances are it can't help it. This treatment also cures adults and aged people troubled with urine difficulties by day or night.

# Hood's Sarsaparilla

Cures All Spring Humors and Ailments.  
It Purifies, Enriches and Revitalizes the Blood, Strengthens the Nerves, Aids Digestion, Creates Appetite and Builds up the Whole System.

Peculiar to itself in its wonderful efficacy as a spring medicine, Hood's Sarsaparilla has made itself thousands of constant friends who avail themselves of its blood-purifying, strength-giving properties every year.

**Notice to Property Owners.** Property owners on Ferry street, North Liberty street, South 12th street, North 13th street, and North Summer street, are hereby notified that they must make their water and gas main connections immediately. Done by order of the Common Council, April 17th, 1911.

CHAS. F. ELGIN,  
City Recorder.  
4-19-3t

**Children Cry FOR FLETCHER'S CASTORIA**  
Get it at Dr. Stone's Drug Store

**Call for City Warrants.** Notice is hereby given that there are funds on hand and applicable to the payment of all warrants, drawn on the street fund of the City of Salem, Oregon, and endorsed, "Not paid for want of funds." Holders of said warrants will please present them for payment, at the office of the city treasurer, as interest will cease from and after this date, April 11, 1911.

R. A. CROSSAN,  
City Treasurer.  
4-18-10t

Some women wouldn't speak to tortoise if she came in clothed.



It seems to hand things to you.

## The Hoosier Cabinet Club is Now Open for Members

You must join before Saturday, April 29

These clubs are formed in all the leading cities of the United States, for the sole purpose of allowing people to buy one of the celebrated Hoosier Kitchen Cabinets at the club rate of

## One Dollar a Week

This club should not be confused with the installment plan as it is under the direct supervision of the Hoosier Cabinet Company, New Castle, Indiana.

All Club Members will save \$4 on Their Cabinet besides getting it on the Special Payment Plan

Come in and ask questions without the slightest obligation.



HOOSIER KITCHEN CABINETS

**Afraid?** Afraid to use hair preparations? Certainly not, if your doctor approves. Let him decide about your using Ayer's Hair Vigor for falling hair or dandruff. It will not color the hair, neither will it harm or injure.

## Are You Looking For the Best

Orchard Development Proposition in Oregon?

We have it. Call and see us.

The A. C. BOHRNSTEDT CO.  
304 U. S. National Bank Bldg.  
SALEM, OREGON

Head Office, Minneapolis, Minn. Branch Offices: Maclay and Creswell, Ore.