

THE CAPITAL JOURNAL

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FULL LEASED WIRE TELEGRAPH REPORT

HIGH CLASS REAL ESTATE INVESTMENTS AT OREGON'S CAPITAL

There was never a better time to make judicious investments in business property in this city. The Hirsch lot, just south of The Capital Journal office, was sold during the present week, and is now held at the advance of \$20,000. The owner is Kola Neis, a man who came to Oregon as a young boy from Germany without a dollar to spare. He has made a lot of money in Oregon real estate and the hop business. His investment in Salem shows good judgment and faith in the future of the Capital City.

I have a fine business corner for sale that has doubled in value and over in two years, and will double again in the next few years. It is practically in the heart of the business district, for it must be remembered Salem is growing south pretty fast. The fact that the city has secured a lot for a water office on the corner of Commercial and Trade streets for \$8500 shows what business property is worth in that part of the city. All the big deals nearly have been made in a radius of two blocks from that point.

The lease of the Steeves property for fifty years to the Salem Bank & Trust Company is considered one of the best investments ever made in Salem, as the rent rolls are now over \$400 a month, and when the improvements are made will go up to \$500. A 50-year lease is a new thing at Salem, but shows confidence in the future of the city. It is pretty well known that the United States National bank building is paying about thirteen per cent net on the investment, and there is not a room in the building vacant for over a few weeks at a time. Another such office building would rent pretty nearly as well, and the latter part of the year will see one going up. The present financial depression is not hurting the value of Salem property, because values here have never reached the speculative or boom conditions prevailing at Eugene or Medford or Portland. Property at Salem is not

going back. It may stand still for a few months, but is sure to advance when the crops move.

The success of the German Society in making 90 per cent profit on a piece of Salem property in 18 months, or a profit of five per cent a month is an argument in favor of co-operative investment. The German Society is negotiating for another piece of property to be handled in the same way, and, with 150 members, that organization will be able to dispose of anything they undertake. There is an opportunity for people to join in the erection of a fine business block, to cost \$40,000 that will pay over \$4000 a year rent. Investors with from one to five thousand dollars who wish to become part owners in such a property cannot put their money into a better proposition, as the owners of the property are willing to put in their business lot, and also put a lot of money into the building. Such opportunities do not come often and there are not many such openings under first-class conditions. If you have a thousand dollars to put into high class property do not fail to investigate.

Good farm properties are in demand, and some are being bought up at fair prices. Good valley land at anywhere near the hundred-dollar mark, with any improvements in two to three hundred-acre lots will be picked up.

Derby & Willson sold the Mrs. Tom Bruce farm, 100 acres, four miles north of Salem this week for \$12,000. There are several big deals in the city to be pulled off early next week, but cannot be published in advance of actual sales. Salem people have confidence in Salem property and show it by making improvements and buying at advances in all sections of the city.

The Vick Bros. of Falls City, bought 50 feet on High street, next to the undertaking parlors for \$5000—a good buy.
Address Salem, Ore.
E. HOFER,
Phone Main 82, 201 U. S. Nat Bank.

CIRCUS DAY IN SALEM IS SATURDAY

AL. G. BARNES GREAT TRAINED ANIMAL CIRCUS HERE TOMORROW—BIG STREET PARADE STARTS AT 10:30.

The 1911 circus season will open tomorrow when the Al. G. Barnes' big three-ring animal circus will give two performances in this city at S. P. show grounds. To say that it is different than anything of its kind which has even been seen here is shown and appreciated by the Medford Mail Tribune which says, "It is the most thrilling and best show which has been seen west of the Rocky Mountains for many years."

Everywhere the press has acknowledged it to be something new from the old circus which our forefathers were accustomed to see.

Long before the average individual is up the big train of 20 cars will slip into town, and by the time for the parade the acres of tents which are necessary to house the big attraction will be in readiness for the performance. To see a circus with many aerial acts is but to see the daily vaudeville but when 300 wild animals, all of them trained to do tricks which fall little short of the impossible, perform under the direction of men and women trainers in the mammoth steel arena with the ease of human beings, then there is something more than the average show to be seen.

Lions ride horses and eat raw meat from their trainers' mouths, ferocious tigers and lions perform together as though they were never at enmity, and it might be said here that the troupe of tigers presented by Mr. Barnes, were bought at the enormous expense of \$25,000 from the Maharajah of Ceylon, and are the only group of Royal Bengal tigers now being exhibited. Elephants which give a vaudeville act all by themselves, beautiful spotted Persian leopards and South American panthers which under the direction of little Miss Martha Florine present tableaux vivante, mountain lions, bears, cheetas, a herd of sacred cattle, from India, high school horses, ponies, dogs, riding goats, and the greatest act now being presented in the world, Mr. Edwin Kelly entering the cage of the monster untamable African lion, Caesar Wallace. So dangerous is this act that the manager of the tent, is required to continually keep firing a revolver to distract the attention of this beast somewhat from Mr. Kelly.

The big parade which will start from the show grounds at 10:30 sharp will proceed through the principal streets of the town and a more beautiful pageant can hardly be imagined. All the animals known to the kingdom of wild beasts are exhibited from the monkey to the elephant.

Then there are the beautiful high school ponies, a group of zebras from far off Africa, an animal rarely seen in captivity in this country, men and women trainers in the cages with the animals grouped around them as though they were so many house pets. And the funny clowns. A show would not be complete without this feature.

Again to quote the Medford Tribune, "Children receive a most instructive lesson in natural history and the elders are given an illustration what kindness and patience can accomplish with the most savage and blood-thirsty beasts."

There will be two performances at 2 o'clock and 8:00.

NEW AUTO LAW GOES INTO EFFECT JUNE 1

When the new automobile law goes into effect the first of June P. A. Combs, of Portland, will have the distinction of being awarded the first license—the one bearing No. 1.

F. S. Riggs, also of Portland, will receive No. 2, and W. C. Bristol, of the same city No. 3. The law, in addition to prescribing that the tags shall be yellow in color, and the numbers black, also raises the license fee.

CASTORIA

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The Kind You Have Always Bought

Bears the Signature of *Charles H. Fletcher*

No Hand But Yours

Royal Table Queen Bread is made by the latest and best machinery No hand but yours touches it till it's inside your mouth.



Prize Youngsters

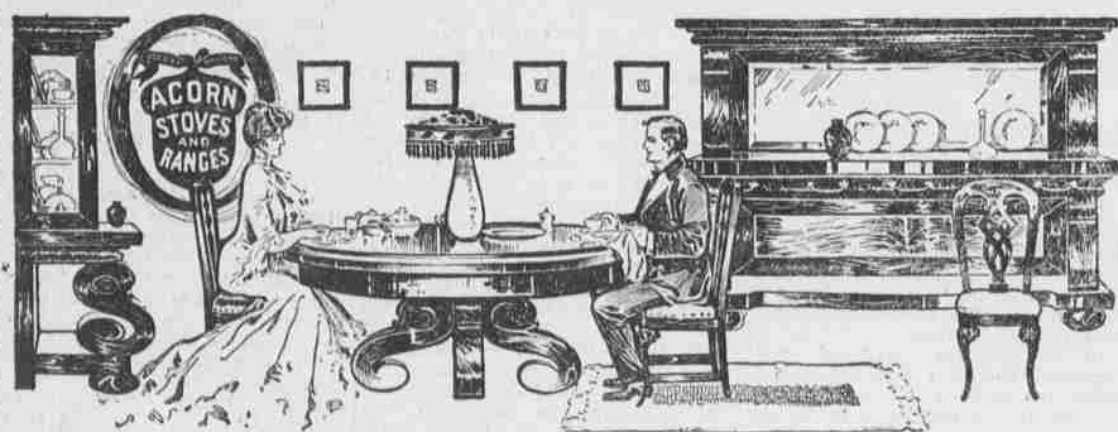
Thrive on Table Queen. There's all the constituents of growth and health in it; it's as pure and clean as a lily, and cram full of nourishment and wholesome deliciousness. It's good for old and young; rich and poor; sick and well. Feed the boys and girls on Table Queen Bread, and watch their cheeks get rosy.

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We sell Royal Table Queen Bread because the Salem public demands a machine-made product. This is the finest that is made anywhere. We sell it and recommend it.

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Right Prices Right Qualities Right Services

Have made for us the largest Carpet and Furniture business in Salem. This week we have received our full line of Carpets, Rugs, Linoleums and Draperies; the stock is complete with all the newest patterns and colorings for this season. We ask you to inspect our stock and get our estimates before purchasing elsewhere.

Brussels Rugs from \$10 and up.

Axminster Rugs from \$20 and up.

Wilton Rugs from \$35 and up.

Custom Shade work a specialty.

Imperial Furniture Co.

LIBERTY STREET, SALEM, ORE.

THE WOODMEN GIVE HONOR TO SALEM MAN

The state camp of Modern Woodmen of America held its annual convention at Hood River this week, and had an unusually enthusiastic meeting, and a welcome and entertainment by the energetic and hospitable people of Hood River they will long remember. Among the last acts of the convention was the selection and election of six delegates to the head camp Modern Woodmen of America which will be held at Buffalo, N. Y., June 20. Salem was honored in being given one of these delegates, F. A. Turner, who received the additional honor of being named by the camp as chairman of the delegation. A selection which all those who know Mr. Turner, and nearly everyone does, heartily indorse, and say that the state camp knows a good man when they see him, and know what to do with him. Those elected are: F. A. Turner, Salem; L. E. Freitag, Baker; D. A. L. Houseworth, Marshfield; H. F. McGrath and J. J. Gotthardt, Portland; and J. M. Fleming, The Dalles.

40 Acres \$3000

40 acres 4 1/2 miles from Salem, small house and barn, 16 or 17 acres in cultivation, about 20 acres fine timber. Good spring, best of soil. Adjoining land sells at \$100 to \$150 per acre. Owner must have money. BECHTEL & BYNON

John D. Rockefeller would go broke if he should spend his entire income trying to prepare a better medicine than Chamberlain's Colic Cholera and Diarrhoea Remedy for diarrhoea, dysentery or bowel complaints. It is simply impossible, and so says every one that has used it. Sold by all dealers.

The splendid work of Chamberlain's Stomach and Liver Tablets is daily coming to light. No such grand remedy for liver and bowel troubles was ever known before. Thousands bless them for curing constipation, sick headache, biliousness, jaundice and indigestion. Sold by all dealers.

Drownin' gmen grasp at straws. But more straws are grasped by thirsty men.

Kingwood Park

Lots are selling rapidly

WHY?

Because Kingwood Park is the finest subdivision on the market in or around Salem.

Price \$275 to \$650 including ALL improvements Easy Terms.

BECHTEL & BYNON

Agents.

Salem Bank & Trust Co.

General Banking and Trust Business. With our assurance that we are able and willing to take care of you we solicit your Banking Business. Open an account with us and we will extend you every favor consistent with good banking principles. We Pay Four Per Cent on Savings. Liberty Street, Just Off State

Salem Sewer Pipe Co.

Saved the People of Salem the Manufacture in This City of Cement Sewer Pipe. Less than one year ago, before the manufacture of cement sewer pipe was begun in Salem by the Salem Sewer Pipe Co., salt glazed clay pipe was used. It cost 30 cents per foot, today it is 22 cents. The reduction in price is due entirely to the establishment of the Salem Sewer Pipe Co. in Salem. It has been estimated that Salem in the next two years will be at least 2000 homes to be connected with sewers, with an average of 100 feet per house. Now at a saving of 8 cents per foot, we make a saving of \$16,000 to the people of Salem, if they were going to use the six-inch salt glazed clay pipe but all the people are not going to do it. This is proven by the fact made by the Salem Sewer Pipe Co. who sell both clay and cement. The sale here more than ten of cement pipe, stronger and last longer. Salem factory; Salem men, and employ Salem labor at best wages. Your money is paid back to you own citizens. We are glad to make tests for you at any time. Call and see our plant.

Salem Sewer Pipe Co. 365 SOUTH LIBERTY STREET PHONE 14.