

HE WHO HESITATES IS LOST

Is an old but trite saying, and at no time in life is the saying more truthful than now.

You are approached by a reputable real estate dealer and something good offered you. The real estate man knows that you are looking about for a place to invest a few thousand dollars. But you are a little timid—or in other words—you have not the confidence in yourself to put up a few thousand dollars, for fear your judgment may fall you, when the real estate dealer meets you and tells you what to buy and when to buy. There are a great number of good business men (in some lines of trade) who are so narrow as to believe that simply because a real estate man offers them something good—and insists that it is good—that he is looking only to his own welfare—or in other words, looking for a commission, and is not particular what statements he makes concerning a piece of real estate. Therefore, after having an opportunity to get in on the ground floor on a piece of inside property he HESITATES, and for having done so, wakes up the next morning to find an enterprising neighbor, whom perhaps he has asked an opinion from, has slipped in and put up his money and carried off the prize. Now, is this not so? Does it not occur every day in Seattle? Well, what is the answer? It is the time-lock combination to your trousers' pocket is open cut this valuable out and do not even paste it in your hat, but carry it in your hand to either of our offices and fasten one of the following bargains so that you will be the one to profit by the fast-increasing values. Do not hesitate.

Next Fourth Avenue—Business

A fine down town family home, close to the Carnegie Public Library; it's now under lease for a term of years at \$5,000 per year. It is in the line of prime and will rapidly increase in value; its annual increase will not be less than 10 per cent, and it is now paying 10 per cent interest on \$50,000. It's clean. It's conservative. It's safe. Price \$40,000. No. 8954.

\$850 Income

A flat building, not an old one, but something new—not a hand-me-down, but built to order for the owner. On account of changed conditions and his future plans, he has decided to sell. The building contains three double flats, every convenience, including fire places, combination gas and electric fixtures—everything looks nice and is nice, and the occupants are a very select class of people. It's rented for \$850 per year. It's arranged in a most desirable terms for you. Price \$5,500. No. 8056.

Only the Fastidious

The finest lot in the Denny-Blaine Lake Park district; right close to the station and the little lake with the fountains—higher and more slightly and overlooking every other lot in the Denny-Blaine. If you are looking for the finest lot in this portion of the city or are difficult to please, take a look at this. Satisfactory terms. Price \$1,000. No. 479.

60x120 Near the Corner of Sixth and Union

With all improvements that bring in a nominal rental sufficient to pay taxes and incidentals until purchaser gets ready to build. Close to the mill and government building. This location will be within the inner circle of the street car line. The property will be center of Seattle 20 years from now, until that time the property will pay \$3,640 per year income if properly improved with modern flats. In the very nature of things it will be a steady, as well as sure income getter and at the same time be increasing in value at the rate of not less than 10 per cent per annum. You don't want, or expect any more than this. We never make a statement but what we are able and willing to prove. Let us demonstrate the good points of this property to you. You'll be glad to let it be done.

Water Front Summer Home

3 1/2 acres on the pebbly beach on the shores of Lake Washington. A pretty summer home, with six room dwelling; nine boats a day right to your door; quick service. Price \$2,000. No. 5051.

\$60,000 in Ten Years

A large, choice corner lot, facing 12 feet on cross street, 60 feet deep, fronts directly on Second Avenue in a strategic location for future business; if improved with 24 flats and rented at \$20 per month each flat, would return an income of \$6,000 per year or 10 per cent interest on \$60,000; the flats will be worth \$200,000 in a few years; it's in the pathway of Second Avenue future business; it's a sure winner. Price \$15,500. No. 8065.

\$2,000 Income

A full 60-foot frontage on Seventh Avenue, with a new up-to-date six-flat building, occupied with select tenants, bringing in a yearly rental of \$2,000. Price \$16,000. No. 8059.

Down Town

60x120, located on Ninth Avenue, north of Pike Street; all improvements made and paid. This is close in; downtown on the level, and is bound to increase constantly in value. Price \$3,300. No. 495.

In Center of Swellwood

Full two-story 7-room dwelling on Thirteenth Avenue North, with swell surroundings and very select neighbors; lot 60x120, completely filled with shrubbery and flowers. Every conceivable modern convenience; street improvements all made and paid; stone sidewalk. Price \$4,000. No. C59.

Madison Street Car

Six-room cottage, new and modern; very fine combination fixtures; newly but artistically kalsomined; the owners are going away and this gives you many opportunities to secure a very fine home close to Madison and Capitol Hill car lines, on Thirteenth Avenue. Satisfactory terms. Price \$2,900. No. B 84.

Good for 50 Flats

No hills to climb, on the level, on graded street, stone sidewalks; everything made and paid; 130 foot frontage by 120 feet deep to 16-foot alley; near the old Denny home, close to Denny Way; a good place for a large number of flats; this is downtown, in the prairie country; no hill to climb. Price \$4,900. No. 481.

Jerry Leighton & Co.

UP-TOWN OFFICE. DOWNTOWN OFFICE.
A Times Building. 315 New York Block
Both Phones 629. 4277, Main 7475.

We have the facilities for making quick sales. If you desire to cash in your property call on us. If the price is RIGHT we will secure results for you. We advertise continuously all property listed with us.

CITY MUST HAVE RIGHT TO BUY STREET RAILWAY SYSTEM

Engineer Thomson Writes From Glasgow to Urge New Provision in the Moore-Gilman Franchise Ordinance.

He Would Issue Bonds, Payable From the Earnings of the Line, to Provide for the Purchase in 1935.

Voluminous Report on the Bill Now Before Council Corporation's Committee Is Sent to Chairman Bowen for Study.

CITY ENGINEER THOMSON, writing from Glasgow, urges the City Council to insert a provision in the Moore-Gilman Street Railway franchise giving the municipality the right of purchase at the end of the year 1934, when the Seattle Electric Company's franchise expires.

This is the provision that members of the corporation committee have been insisting upon and against which some objection has been raised by the promoters of the new street railway corporation. The city engineer urges that the franchise, which contains a provision setting forth that the franchise and good will of the company shall not be considered the property of the street railway company's property in the event the municipality should take over the franchise and good will of the company.

Engineer Urges New Provision. It is specified that the life of the franchise, unless the municipality buys the system, shall be forty years. Municipal ownership would be for a period of eleven years and when the matter of the city's right of purchase has been up between the corporation committee and the promoter strenuous objection has been made to the proposal that nothing be allowed for franchise and good will of the company.

Mr. Thomson urges an amendment to the franchise which would provide for the purchase of the company's properties at the arbitrated valuation by bonds and warrants issued in the municipal fund. The ordinance would provide that the city guarantee to charge such fares on the system as will return a 4 per cent interest and not less than 4 per cent of the purchase price which would be placed in a sinking fund to ultimately retire the bonds.

Right to Regulate Fares. This would mean that the city ownership of the railway system would necessitate during the first five years work a 6 per cent net profit on the operation of the system. As the bonds and warrants would be gradually paid off, the profit could be gradually diminished.

In the event the city does not elect to take over the system, the city engineer's recommendation is that the right to regulate passenger fares at that time be reserved. In the event it is demanded that the new corporation provide for a system of transfers from its lines to other street railways within the city, the use of the company's tracks by other street railway corporations is also provided for.

Railway to Collect Garbage. The collection of garbage by the street railway company is urged. The work should be done by special cars during the night and the company would be compensated by the city for the work. The streets through which the corporation runs are also to be sprinkled by the corporation. The city engineer says that the right to order wires underground is retained.

These are the important changes the city engineer urges upon the council, but his list of amendments covers almost a dozen pages of original ordinance. For the most part the changes are technical. The engineer's recommendations were taken up in detail at the meeting of the corporation committee this afternoon.

Visits Glasgow's Systems.

In a private letter to Chairman Bowen, of the corporation committee, the city engineer states that he has been over the city railway system of Glasgow by municipal officials. He tells Mr. Bowen that the Glasgow system is run by the double deck type of cars in use in the Scottish metropolis. The city engineer originally intended to go direct to London after landing on British soil, but his plans changed at the last moment and he went to Glasgow instead. While in that city he is making a thorough study of all municipal questions.

SENATOR RUSSELL IS BURIED IN SEATTLE

Obsequies Attended by Many Prominent Men of the State and Other Friends.

The mortal remains of the late Senator Samuel S. Russell, of Pomeroy, were buried this afternoon in Lake View Cemetery after services at Butterworth's church. Many prominent men of the state were in attendance, including Lieut.-Gov. Coon and members of both houses of the Oregon legislature. Services were conducted by Rev. Samuel Freedland, of Plymouth Church, under the auspices of the Associated Ministers. Many Knights of Pythias were also present. The chapel was crowded with friends, most of whom followed the remains to the grave.

Lieut.-Gov. Coon appointed the following state senators to represent the Senate at the funeral: Senators R. M. Kinnear, E. B. Palmer, Andrew Henrick, W. G. Potts and O. A. Tucker, of King County; Walter Christensen, of Davis and S. M. Cronin, of Pierce County; Cyrus F. Clapp, of Jefferson County; F. M. Pauler, of Walla Walla County; T. P. Sneed, of Snohomish County, and John T. Welsh, of Pacific County.

The following acted as honorary pallbearers: Hon. Samuel H. Piles, O. A. Tucker, W. H. Moore, E. B. Palmer, R. F. Booth and Judge Milo A. Root.

SUICIDE COMMITTED BY MEXICAN CAPITALIST

Mutilated Picture of a Woman Found Beside the Body of the Dead Man.

NEW YORK, Wednesday, May 24.—Manuel Fernandez del Valle, Jr., a Mexican, has killed himself in his office on lower Broadway by shooting.

The night watchman of the building heard the report of a pistol and entered the room as Del Valle was breathing his last. He had tied a towel around his neck, sat in one chair, placed his feet on another and then shot himself through the mouth.

Del Valle was a member of an old and wealthy family temporarily sojourning in this city in connection with a business scheme he was developing at his home in Guadalupe, Mexico.

Beside the mutilated picture of a woman, found in the room, was a note which the police believe that this picture may supply the motive.

Del Valle was about 40 years of age, of distinguished presence and highly educated. He had a first-class education and was married and his son is a student at Notre Dame University, Indiana.

Jefferson Sells Friday, 9 a. m. ••• Ketchikan, Juneau, Skagway.

If It's Correct, Cheasty Has It

WHEN a clothing man tells you that a garment is a genuine rainproof, as though that were all you need know about it, he's fooling you—he knows that the cheapest of cloth may be converted into a rainproof. He knows that the process promises nothing beyond the proofing; it does not improve the cloth nor influence the tailoring. Our label does, it insures fabrics of the best quality perfectly proofed and skillfully tailored.

Raincoats, \$18 to \$37.50

Cheasty's
HABERDASHERY
SECOND AVE. AND JAMES ST.
If Cheasty Has It, It's Correct

REST
Your tired eyes with a pair of glasses fitted by us.

1137 1/2 2ND AVE. SCIENTIFIC OPTICIAN
FIRST INSTRUMENTS

SPECIAL ATTENTION TO CHILDREN'S EYES

JAPANESE BANDIT IN JAIL

M. Gonda, Leader of Notorious Gang of Cutthroats and Outlaws, Sent to Chain Gang on Vagrancy Charge.

Captain of Organization of Criminals Reformed for a Short Time, but Went Back to Old Life Last Month.

M. Gonda, the worst Japanese outlaw of Seattle, who had been dealt with, was arrested last night by Patrolmen Hubbard and Bradford, and taken to Denny Way, where he was held for thirty days on a vagrancy charge.

The arresting officers said Gonda had not been working for a month, and during that time he had caused several fights in the Japanese colony. Two weeks ago he was stabbed in the face by a Japanese named Yeda, because Gonda is alleged to have tried to hold him up. The police said they expected more trouble from him and they wanted him put in jail for awhile.

Two years ago Gonda was at the head of a gang of outlaws and cutthroats that for six months created terror among the Japanese residing in the city. In that time a dozen Japanese were stabbed and assaulted and every crime was laid at the door of the gang. Gonda was arrested several times, but managed to escape with light jail sentences.

None of Gonda's friends appeared in court to defend him. He said he couldn't understand English. It is an old game of his to pretend that he cannot understand English.

Appeal From Court's Decision.

An appeal was taken this morning from Judge Heston's opinion in the case of George W. Sweet et al. vs. the steamship Nome City, to the United States Circuit Court of Appeals. According to the petition for the appeal that was filed this morning, the court did not take cognizance of the fact that the terrible voyage Sweet and other Nome City passengers had on the last trip down the coast was a most miserable one in 1904. The passengers had labelled the Nome City to the extent of \$75,000.

Cut Rate Drugs

- Wood Alcohol, half gallon.....48c
- Malvina Cream, 50c size.....35c
- Nursing Bottles, graduated, six for.....25c
- Finest Imported Olive Oil, full original gallon can.....\$2.59
- (We let you sample it.)
- Eno's Fruit Salts, per bottle.....83c
- LaBlache Face Powder, 50c size.....35c
- Gloriana Face Powder, purest form, 75c size.....50c
- Menmen's Borated Talcum, 25c size.....12 1/2c
- Pabst's Best Tonic, per dozen.....\$2.20

FREE DELIVERY. Both Phones Main 270.

It Pays to Deal at Lang's

LANG DRUG CO.
807 FIRST AVENUE
Colman Building
Middle of Block, Bet. Columbia and Marion

Thursday Special
\$2.00 two-burner Gas Stove.....\$1.23

Stewarts
415 1/2 2ND AVE.

BELLINGHAM FIELD OF DESPERATE BATTLE

Five Sailors and Two Longshoremen Are Wounded as Result of Midnight Fight on Board Schooner Shasta.

Between Seventy-five and One Hundred Shots Fired—Electric Lights Shot Out and Police Are Sent For.

Officers Respond, but When They Arrive All Is Quiet and They Return—Work of Loading Vessel Resumed.

The Times Special Service. BELLINGHAM, Wash., Wednesday, May 24.—Five sailors and two longshoremen were wounded as the result of a pitched battle growing out of a dispute between the Sailors' Union and the Longshoremen's Union over jurisdiction in loading the lumber schooner Shasta at the E. K. Wood Lumber Company's dock in this city last night.

One of three sailors, C. Eck, reported last night missing as a result of the fight, turned up safely this morning, and later J. Hanson and E. Jackson, two others who were thought to be drowned, appeared. After being thrown overboard they swam ashore and went into hiding.

Members of the crew of the steamship declare that four of the sailors were struck on the head by the attacking party and thrown overboard. Two of these swam ashore. The other two are believed to be Jackson and Hanson. No bodies are yet recovered.

The conflict, which started about midnight, continued for half an hour. According to the longshoremen they were attacked by the sailors.

The sailors, on the other hand, assert that they were in the forecabin of the schooner and were attacked by the longshoremen there.

The news of the fight was brought to this city by a frightened sailor who came to police headquarters for protection.

According to the story seventy-five longshoremen and thirty-five sailors were engaged in the fight.

Police Captain Parberry and six officers went to the mill, which is on the outskirts of the city, but when they arrived the fighting had stopped and the participants had disappeared. The officers returned to the city, making no arrests.

People living near the scene of the fight say that between seventy-five and 100 shots were fired.

When the watchman of the mill started to telephone for police, the electric light was shot out.

The wounded sailors are E. Baker, John Smith, J. P. Hanson, Gus Peit and E. Jansen. The wounded longshoremen are Ed Hansen and Martin Anderson.

Work of loading the vessel was resumed this morning, with no evidence of further trouble.

More trouble is feared tonight. No arrests have been made.

NON-UNION LONGSHOREMEN ARE INDUCED TO QUIT.

EVERETT, Wednesday, May 24.—Union men continue to drive non-union longshoremen out of the city. This morning a non-union crew started to load the ship Pegasus, but in less than an hour the ship's officers had succeeded in getting eight of them to quit.

This Is the Best Kind of Weather

To get your summer sewing finished. Can't enjoy outdoors anyway—and one feels like keeping busy such days. Remember the cold and wet weather during May and early June last year, and then the beautiful weather that prevailed until November? Well, we've ordered lots more of that nice weather to strike us soon. Better prepare.

USE THESE:

White	Colored
Sheer White Lawn, 40 inches wide, for waists, dresses, children's aprons, etc. 10c a yard.	Upwards of 85 pieces of new Lawns, Batiste, Dotted Swiss, etc., in the most desirable of new designs and colors; big bold spots, tiny pin spots dainty sprays, etc., all 15c a yard.
Finer, better Lawns, all 40 inches wide and particularly good for the price. 15c and 20c a yard.	36-inch firm new Linen Satting, in colors, 25c a yard.
A smooth, nice soft, firm Nainsook, that's 40 inches wide; only costs you 15c a yard, and it's excellent for underwear, etc.	Splendid Organdies, new patterns, 25c a yard.
Dainty Sheer Silk Persian Lawns, mercerized mouseline linen, French lawn, wash chiffon, etc., etc., at from 25c to \$1.00 a yard.	A special value Plain Voile, 15c a yard.
	Particularly good Striped Madras for ladies waists and dresses, children's dresses, men's shirts, etc., 30c a yard.

BAILLARGEON'S
Cor. Second Ave. and James St.

AMUSEMENTS.

GRAND John Cort Both Phones 65
Manager 65

TONIGHT—LAST TIME.
Grace Van Studdiford
In the Original Gorgeous Comic Opera
RED FEATHER
SEATS SELLING FOR
Nat. C. Goodwin
Friday night and Saturday matinee.
"The Most Popular Theatre."
"Gilded Fool." Prices \$2 to 25c.

THIRD AVENUE THEATRE.
RUSSELL & DREW, Mgrs.
"The Most Popular Theatre."
Night Prices—20c, 30c, 40c, 50c. Matinees—10c and 25c.

TONIGHT
ALL WEEK—MATINEE SATURDAY
This is a good one—the famous
ROBERT BEMET
Everyone is talking about it—you will like it. Next week—"The Clay Baker."

STAR THEATRE
Seattle's Fashionable Vaudeville House.
Matinees every day 2 to 4:30—Nights 7:30 to 10:30.
Eight Great Vaudeville Acts.
Fetich's Tyrolean Quintette, The Brewers, Royal Tommy Mack, The Biograph, Nellie Ginn, Cole & Cole, McIntyre, Fletcher & McIntyre.

If you want Results with a Big "R," try The Times Want Ads.

CASH DON'T WORRY—WATCH US GROW THE NEW STORE **CREDIT**

Rainy Weather Prices on Hair Mattresses

Just to keep our mattress factory busy during the rainy season—and to sell you qualities that will make you long remember The New Store, we start tomorrow morning a 3-day sale of Hair Mattresses. These three lots:

Lot 1	Lot 2	Lot 3
\$15.00	\$18.75	\$24.00
Grey Hair Mattress, full 40 pounds weight, made in our own factory; covering of fancy art or the old fashioned A. C. A. ticking. Price \$22.50, reduced to \$15.00.	All White Hair Mattress, full 40 pounds weight, made in our own workrooms and guaranteed; covering of special art fancy ticking or the old fashioned blue and white A. C. A. Price \$29, special reduction \$18.75.	Super Extra Grey Hair Mattress, full 40 pounds weight, best of workmanship; choice of art or white and blue stripe ticking. Price \$37.00, special reduction \$24.00.

Deale Hills
FURNITURE & CARPET CO.
COR. SECOND AVE. & UNION STREET
GONTSLE SCQUARE

Little features, in a garment count for a great deal in its general effect as well as in its wearing qualities



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