REAL ESTATE-IMPROVED. West.

1110 CARL-III PER MO.

liave practically new, strictly medera k-room home, well incated, paved sirest. Atlantic 3301, Sunday. -HOOM bungalow, near 12d and Webster.
Three 5-room homes in St. Johns Par18h. 7-room home near 44th and Calfernia. Harney 1614, evenings. Jackson 1831, call Sandell.

E. cor. 51st Ave. Howard, \$1,500;
tarios. Chas. E. Belman, AT. 4250.

North. North Side

On N. 20th St. Hear Ak-Kar-Ban den, i-roum cottage, modern except heat, \$2,000, \$100 cash.

Near Miller park, 5-room semi-bunga-ins, farms lot, paved street, mar car line and school. High and sightly, \$6,200.

On Minne Luza Avs. A wonderful home on a large corner lot. East front, its rooms and sunroom. Beautifully initiable and decorated. Has all the rities built-in factures. Rudd beater. Weather strips. Beat of construction. Garage for one car. Let us show you.

Piorence acreage. Pive acrea, practically level, Nice 5-room hungalow with enclosed porch. Furnace, city water, electric light, sewer, cement walks, fruit and herries, grass, poultry houses, hos houses, five blocks to ear line. Immediate possession, Reasonable rema.

Sundays call Mr. Holsington, Ken-wood 2472, or Mr. Langfeliner, Kenwood 2822.

Charles W. Martin & Co.,

Realtors.

787 Omaha Nat. Bk. Bidg. Atlantic 6187

WANT AN OFFER STUCCO BUNGALOW, KOUNTZE PLACE.

Practically new 5-room strictly mod-sra bungalow, located in the best part of Kountze Piace, just off Plorence Bivd. Oak throughout, good besement, attic. Owner is leaving city and will consider any reasonable offer on easy terms. This is a real home. Sunday call Kenwood 4125.

Hansen Investment Co., 1514-16 Douglas. Atlantic 6062.

Hot Water Heat,

Prairie Park FFAIRE FAIR

14.536 buys this 5-room strictly medern home, located on a south front lot
60x132, one-half block from car. 2 blocks
from school. There is a large reception
hall, living room, colonnade opening to
dining room. 2 corner bedreoms each
with closet, handy kitchen, tile bath on
first floor, stairs to large attic which
will finish three large rooms, brick
foundation, best of repair. \$1,500 cash
will handle.

Fike & Price, Ja. 2419 819 City Nat. Bank Bldg.

One Acre OHE ACTE

ATTRACTIVE BUNGALOW—GARAGE

Absolutely the finest suburban home
we know of. House has 4 rooms on the
last floor, 2 rooms unstains (one unfinshed), is exceptionally well constructed
and in prefect condition. Has furnace,
electric light and water. Combination
chicken house and garage to match
house. Place all fonced. Steel posts and
wire fencing. Lots of fruit and shrubs.
Our price is absolutely right and terms
most attractive.

H. D. CLARK COMPANY.

R. D. CLARK COMPANY, Realtors, 671-22 Securities Bidg. At. 3531. Choice Minne Lusa Home Very exceptional 7-room full 2-story home; large suproom with plate glass windows and French deors into large ilving room neroes frent; massive fireplace and bookcasses; pretty dining room with artistic buffet; good sized kitchen; 3 large, airy bedrooms finished in oak; tiled bath; floored attic; full pressed brick foundation; laundry tubs; floored rain; garage; choice south front; \$1,500 cash will handle. To see call

Osborne Realty Co., 530 Peters Trust Bldg. JA. 2252. SIX-ROOM MODERN HOUSE WITH LARGE PIECE OF GROUND.

This property located at \$425 Decatur street, the house is fully modern, has a large basement with a cement floor and the ground is \$40 feet fronting on Decatur street and 127 feet deep, a fine place for gardening and raising chickens, close in, only two blocks from Harney car line; this whole property can be bought for \$4,500 and it is a big bargain.

W. H. GATES, 647 Omaha Nat'l Bank Bldg. JA, 1294.

Five-Room Brick Cottage

At 1615 Ohio we have a good home, modern except furnace. Not new but in good condition. One car garage and chicken house. Handy to down town district. You will wait a long time before you find the equal of this. Call Mr. Willis, Ha. 2751.

George F. Jones Co.,

Realtors.

Realtors.

Realtors.

Realtors.

Realtors.

RELLASTONE BUNGALOW.

An attractive 5-r. home, living room across front of house, high-grade oak finish, buffet, bookcases, reception hall with cloak closet, plenty of closet room, alry bedrooms, siding board in kitchen, bedrooms, siding board in kitchen, bedrooms finished in white enamel, large basement, fruit room, water meter, screens, light fixtures may be selected by owner, South front lot, close to Miller park and Prettiest Mile club. Price \$5,500; easy terms.

RASP BROS., Realtors.

219 Keeline Bidg.

AT. 6721.

Waverly Park

\$1,000 cash, balance monthly payments, will out this nifty 6-room kellastone bungalow; cak floors throughout, oak finish in living and dining rooms balance in white enamel; full basement coment floor, furnace heat, Lot 452125, on car line, close to school. Location. 3112 N. 45th St., butween Wirt and Spencer Sts.

C. A. Grimmel,

om, Nat. Bk, Bldg. Near Miller Park, \$4,150 2723 Laurel Ave., 4 rooms and bath, all modern, and 2 lots covered with fruit trees. \$800 cast, balance like rent. A good bargain. Act quick.
P. J. Tebbens Co.,

505 Omaha Nat. Bk. Phone JA. 2182. New House, \$3,200 Five rooms, electric lights, furnace, camented celler, well and pump and two lots, 5924 North 33d, wonderful view near Miller Park and school; 3250 cash, balance easy payments. Don't be a renter all your life, 605 Omaha Nat. Bank. Phone JA. 2182.

REAL ESTATE-IMPROVED.

Hastings Urges

Anti-Litigation

ing Relatives Through a

Lack of Precaution.

be the sole property of the surviving

pensive court proceedings before be-

Urges Clause in All Titles.

to any kind of property whether real

there should be a publicity drive that

will teach the people, poor as well

as rich, while they live, to so arrange

their worldly affairs that when death

does come, they will pass on with a

sense of having done everything pos-

sible to leave their property so that

the surviving husband or wife and

children may handle the same with

the least possible expense and trou-

"To my mind there is no field

wife, whether there are or are not

"We have laws on our statute

books (which laws are more or less

the same in every state in the un-ion) which provide that the husband

and wife may hold property, real

and personal, as tennants by the en-

Title Should Be Joint.

be in the joint names of the husband

and wife and to the survivor of them.

than to wake up to the fact that the

owning property individually, dying

intestate, has descended two-thirds

sell or mortgage the estate of the de-

the share of the minor or minors sur-

"As a matter of fact, I am told that

it is almost impossible to obtain a

license from our county courts in

this state for a minor to mortgage

Wills Often Broken.

"Of course a will properly execut-

are broken. Sometimes wills are not properly executed, which makes it

more or less uncertain how the title

will pass under the will, and a will

always has to be probated, requiring the administration of the estate in

the probate court and incidental de-

Payne Predicts Activity

The Payne Investment company reports real estate sales totaling \$25,450 during the last week, all in

residence districts.
"From all indications there is go

ing to be much activity in the real estate market, starting March 1," said George H. Payne, head of the

Payne Investment company. "Pur-chasers have been calling for resi-

There can be no greater burden placed upon a surviving husband or wife, and especially a surviving wife,

such survivor.

Mr. Hastings pointed out that with

MOVING TO VALENTINE, NEB. HANSCOM PARK HOME, 14,205. 4 recome and bath. Hardwood floars. South front lot, garage, strictly modern and up-to-data. Good forms. JACK-BON 6464. BUNDAY, HARNEY 1197. th A. with new t-room cancrete house at N. W. err. 13d and Forest Lawn car 15.000, 18.000 cash. 3 screen, 4 block north of above for \$1,000. Acres south yes, 1600 to \$1,000. D. C. Futterson 3A, 217.

Acreage.

IMPROVED ACREAGE.

a agree in Florence, 4 blocks to street car. Well Improved; 6-room house with cellar; good well; big chicken house with fenced chicken yard; wonderful chads trees around house; variety of fruit trees and grapes; about 4 agree in cultivation. Entire tract is fonced; owner has placed a very low price of 18,000 on this place. \$2,000 cash will handle; Sunday call Mr. Craig, Atlantic 2210.

SHULER & CARY, Resitors. Douglas 2074, 204 Keeline Bidg.

5 ROOMS-2 LOTS.

Out just far enough to raise chickens, yet close in. Grapes, chorries. House has furnace heat, electric lights, bath and fine garage, chicken house, cement aidewalks. Friced right at \$4,000; Terms.

BROWNE & TRACY. Walnut 4147

Vacant Property. Dundee Lots

\$950; sightly south front. \$2,000; beautiful corner for hungalow. \$2,250; east front, close to car.

\$1.450; corner, about \$5x135; paving paid; dirt cheap.

\$6,000; double corner on 51d; paving paid. Alfred Thomas & Son Co.,

Vacant Lot Binder & Otis,

123 City Nat'l B'k Bidg. Ja. 2561. LOANS ON REAL ESTATE. MONTCLAIR ADDITION.
Let 136 on 22d street, first lot north
et N. E. corner of 22d and Lincoln
boulsvard, \$1,800 specials paid, Owner,
Harney 3922.

Dundee Vacant Near 58th and Harney; faces south; testing \$5.000; make offer.
Binder & Otis,

REALTORS, 123 City Nat'l Bank Bidg. JA. 2581. LOANS ON REAL ESTATE.

On S. side of Larimore Ave. between 14th and 27th Streets. Will sell on easy payments or will build to your order AT. 1546 more important in which this pre-ventative law campaign should be conducted and the public enlighten-OUTH front lot, north part Dunder, 1950. ALFRED THOMAS & SON CO., JA. 0064. ed, than in the discussion of how the title of property, both real and per-sonal, should be held by husband and

Miscellaneous.

SHOLES' SPECIALS

Southwest

On 35th Ave., near Martha, 5room bungalow style cottage with
living room, dining room, two
badrooma, bath and kitchen on
first floor. Finished attic, garage,
full lot. House is exceptionally
well built. Price, \$5,500.

Woolworth Avenue

Two blocks from Hanseom Park on corner lot, south and east front. Reception hall, living room, dning room finished in oak, eak floors, fine kitchen. Three nice bedrooms, sieeping porch and bath on second floor. Lot 50x100. Owner has left the city, says soil. We want an offer.

Field Club

South and east front on 31d, practically new, with large living room

Boulevard

Just south of Hanscom park, crackerisck of a frame and stucco residence with very large living room, dining room, bearn
ceilings, fireplace and built-in buffet, sun parlor and splendid
kitchen on first floor. Four bedrooms and bath on second, House
very well built. Can be bought
right.

D. V. Sholes Company.

915 City Nat'l Bank Bldg. ESTABLISHED 1887.

Dundee

Seven rooms, double garage, oak fin-ish, fireplace, sun room, tile bath. A their interests. West Farnam

Six-room, stuced bungalow garage, sun room, hot water heat, oak and old livery finish.

Field Club

Government of the property will carry the title, but sometimes wills are broken. Sometimes wills are not

Soven-room, stucco, two sun rooms, sleeping porch all oak, maids room third floor, fireplace, hot water heat, beautiful home, wonderful location.

Lots 4% acres in Fairacres, beautiful site for a home. Lot 1, block 13, Cedarnols. Lots 1 and 2, corner 45th and Decatur, 100x150 ft.

World Realty Co., -

DO. 5342. Sun Theater Bldg. Evening and Sunday, HA. 1249.

FIVE-ROOM MODERN COTTAGE FOR \$2,200. Having a new furnace, new electric light fixtures, house in good order and a big bargain for the money, lot 50 x125, with a garage, near Harney car line.

W. H. GATES, 647 Omaha Nat'l Bank Bidg. JA. 1294.

WE don't advertise on Sunday's. Watch for our ads through the week. PAYNE INVESTMENT COMPANY. Real Estate Transfers

Realings, 1st st, 41 ft. n. of
Castelar st., e. s., 41x15.

Frank W. Bonhal to James Kasakes

at al, n. w. cor. 48th and Burdance easy terms. JA 0564, Sunday Walance asy terms. Jance asy terms.

chasers have been calling for residence property for permanent investments."

Following is the list of the sales during the week: Eva R. Breed to Ottis L. Wohlford, 2440 Saratoga street, \$3,950; O. H. Walters to Frank C. Hoffman, Minne Lusa lot, and the Company to Employ the Saratoga Street, Sanda Saratoga Street, Sanda Saratoga Street, Sanda Saratoga \$1,000; Edith Row to Emma Volz, duplex, 666-668 South Twenty-sixth avenue, \$8,500; Amanda At-chinson to M. S. Peterson, 2614 Spencer street, \$2,000.

Rail Man Joins Selbys. N. E. Murtagh, connected for five years with the Union Pacific rail-

road, has become a real estate sales-man for W, L. Selby & Son.

Schroeder Company Reports Medium-Priced Lot Demand According to the Schroeder In-vestment company, their firm has had an unusually large number of calls for medium-priced residence Clause in Deeds lots, several sales being made. This Says Much Expensive Court month the following residence and lot sales have been made by this Procedure Caused to Surviv-

Residence, Forty-fourth and Franklin streets, to Mrs. P. Walsh, \$5,750; Benson residence to J. Bige-low, \$4,000; residence, Thirty-second street and Lafayette avenue, to Real estate men were advised Jeanette and Helen Roggen, \$7,925; lot, Leavenworth Heights, to C. J. Karbach, \$1,000; lot, Leavenworth Heights, to Mr. Mimkus, \$950; lot last week by Byron R. Hastings to instruct all their clients to put clauses in deeds that will prevent litigation by relatives when the hus-band or wife dies.

The clause which Mr. Hastings advises is known as "joint tenancy clause," and reads as follows: That they should hold the property "as joint tenants and not as tenants in to John Happe (through Shuler common; the intention being that at and Cary), \$1,275.

the death of either of said grantees, the real estate described herein shall Hansen Investment Firm

Opens Real Estate Office The Hansen Investment company has taken over the real estate busi-

such a clause in a deed, the survivor is not compelled to resort to exness at 1914 Douglas street. Officers are T. J. Hansen, president; C. C. Hansen, vice president, ing able to dispose of his or her and Fred A. Skow, secretary and treasurer. The Hansens, from 1908 He said further that such a clause to 1919, were president and will often prevent undeserving relatives from obtaining property not in- president of the Grand Island Na-Practically all members of the Real Estate board agreed that this clause should be placed in deeds to Grand Island. Mr. Skow has been Grand Island. Mr. Skow has been Mr. Hastings suggested that the same clause should be used in titles banking business.

O. T. Hamer is head of the real esstate department, assisted by P. L. Sill and J. W. Larsen. George C. Following is Mr. Hastings' speech: Bohman is mai "I have felt for many years that ance department. Bohman is manager of the insur-

> New York Court Rules Fair Realty Return Is 8 Per Cent New York, Feb. 18 .- The appellate division of the supreme court in a recent case decision advanced the opinion that 8 per cent profit is a fair return for real estate owners and should not be exceeded. The jurists also held that property valuations on Kelso N. Voorhees, an ex-service force of which profits should be calculated man and formerly associated with realtors. should be considered without mort-

gage encumbrances. The action was storted by the A. C. and H. M. Hall Realty company against apartment tenants who refused to submit to rent increases bringing their monthly pay pents to \$250. The tenants contended that the proposed rental would mean raises from 60 to 70 per cent and the higher court in the decision sustained the lower tribunais ruling in favor of the 16 lessres.

Real Estate Transfers

tirety, or as joint tenants, and when so held, in the event of the death of North Side.

J. C. Riba to F. C. Gusgenmous, 1511
Wirt street, 18,090.
J. C. Wuerfels to F. G. Summers, Victor avenue, between Sherman avenue and Seventeenth street, 216,000.
F. G. Summers to Grace Oathout, Victor avenue, between Sherman avenue and Seventeenth street, 316,000.
Emma A. Hesliey to W. W. Kinste, northeast corner Thirtieth and Mary streets, 46,400.
Cella W. Lang to Winifred Maron, 714
Florence boulevard, 34,600.
Hanscom Park.
Isaac Kahn to M. E. Smith, 2836 South Thirty-fourth street, 4,000.
Henson Realty company to Earl Moneymaker, 5724-26 Ohio street, 54,600.
Dundee, either, the title vests in the survivor without the usual proceedings in probate court to establish the title in "With few exceptions, it is desirable that the title to the home and other real estate, and also to deposits in savings and loan associations, savings banks, trust companies and in various stocks and bonds should

Edward Counch to Hattle C. Brandt.
northeast corner Forty-eighth avenue and
Howard street, \$7,500.
Charlotte K. Wells to W. B. Wyman,
2201 F street, \$4,000.
A. L. Hergquist to J. J. Wall, southwest
corner Twenty-second and K streets,
\$5,000.
May Books.

title of the deceased husband or wife to surviving children (some of whom may be minors) and only one-third to the surviving husband or wife. In such event administration must be taken out on the estate of the deceased, and if any of the children are minors, a guardian must be appointed for them, and if it is necessary to sell or mortgage the estate of the deceased.

F. H. Turney to Algebraic Magazamin, 2536 Capitol avenue, \$6,250.

Nora Netherdt to H. A. Foster, \$17 South Twenty-fifth avenue, \$6,250.

P. J. Hyland to E. E. Austin, Twenty-fifth avenue and St. Mary's avenue, \$35,000. ceased, a license must be obtained from the court to sell or mortgage

\$35,000. Elmwood Park.
H. H. Harper to C. M. Wilhelm, Fifty-second avenue, between Dodge and Farnam streets, \$4,355.
Northwest, Eliza A. Dec. to Athert Thompson, southwest corner Forty-third and Grant streets, \$5,000.

Bemis Park,
May S. C. Follmer to Clara A. West.
2401 Burt street, \$8,800.
L. A. Watson to L. D. Watson, northwest corner Thirty-first and Myrtle avenue, \$7,900.

Hanny H. D. nue, \$7,900.

Serena E. Rohan to Nellie H. Caldwell, Fifty-third street between Dodge and Davenport streets, \$5,700.

Louisa A. Fair to Nottie L. Moore, southwest corner Thirty-flist avenue and Davenport streets, \$6,800.



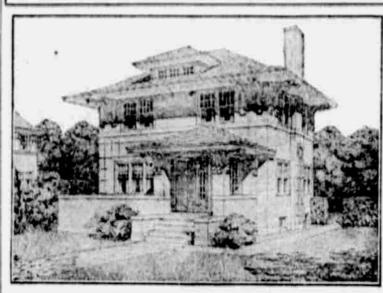
Ours is so easy to take care of and doesn't take much time either.

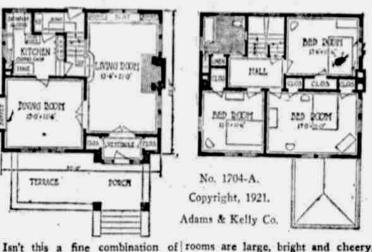
Over 2,000 of our furnaces installed in Omaha. Sold on easy terms, 6-year guarantee.

W. A. **HABERSTROH** & Son

1402-10 Military Ave. Est. 1898

Homes of Comfort





broad sweeping lines and good pro-portions? It is the home for sub-that have been worked into this plan. stantial folks with good taste. The wide eaves really do protect the bedrooms from the hot sun, and the windows can be left open during a pany, Omaha, when Bilt-Well millrain. On the other hand, the living work is used throughout.

Kelso N. Voorhees Joins

the Adams & Kelly company, the Rivett Lumber company, and for the Fowler-McDonald Force past year and a half with the R. D. Clark company, has joined the sales Kelso N. Voorhees, an ex-service force of Fowler & McDonald,

> "Self-Directed Action, Self-Governed Intelligence, Self-Satisfied Conscience— And here you have a man who will 'OWN HIS HOME.'"



5009 Nicholas Street-Seven rooms and sleeping porch; finished in white enamel and oak; maid's room third floor; furnace heat; garage for two cars. This home is complete in every detail and an inspection by you will convince you that this home is worth the money. Owner leaving the city and anxious to sell. Price, \$11,500. Easy terms.



Frame and Kellastone construction; six rooms; two full stories; located on high, sightly lot; two blocks to carline. Oak and white enamel finish; artistically decorated; oak floors throughout; attractive fireplace and bookcases in living room; furnace heat.

BUILDING SITES

\$1,850-East front on 50th Ave., south of Dodge, 48x135 feet. \$2,200-West on 50th St., south of Dodge, 56x135 feet. \$5,000-North front, S. E. cor. H. H. Blvd. and Izard, 87x133 feet. \$5,500—South front, N. E. cor. 52nd and Chicago, 100x135 feet. \$6,000—S. E. cor. Davenport and H. H. Blvd., 100x122 feet.

We have other Choice Building Sites. Will make terms.

Our Salesmen are at Your Service

George and Company

AT lantic 3024

902 City National Bank Building

Elmer Says California Shows

Resistance to Depression A. T. Elmer, vice president of the Walsh-Elmer company, has just returned from a two months' visit "There is going to be many new California, most of his time having homes built here during 1922." been spent in Los Angeles. He says that southern California has shown remarkable resistance up to date the general depression which has prevailed in other sections of the coun-

Mr. Elmer also visited New Orleans, Houston and Galveston, Tex., in December on his way to California and at that time conditions in these latter cities were not so good as they were in Los Angeles.

Northwall & Johnson

Plan Building Campaign Northwall & Johnson, recently ected active members of the Omaha Real Estate board, are planning an extensive building campaign during the spring and summer months

To Let

WAREHOUSE

30,000 Square Feet

PROPERTY

1108-10 Howard W. Farnam Smith

& Co. 1320 Farnam. Jackson 0564

Mark Morting Mortgage

SUBURBAN

, 10 and 20-Acre Tracts Write for Full Particul M. A. LARSON CENTRAL CITY, NEB.

They specialize in the building and trading of homes.

"We are on the eve of a great building program in Omaha," R. E. Johnson, member of the firm, said.

D. E. Buck Firm Receives

122 Calls From Realty Ads Advertising in real estate columns of Omaha newspapers during the past week brought 122 calls to the D E. Buck Real Estate company.

Mr. Buck reported that the firm's list of five vacant lets and one house, all of the property sold, is in the residence districts.

"The sale of so many vacant lots in one week shows that building is bound to open up here," Mr. Buch "All of the purchasers of the lets are hard-working men and wom-en who have held their savings for the opportune time to build."



HAMILTON APARTMENT HOTEL

Centrally located, Farnam at Apartments and rooms with bath. Reasonable rates. For permanent or transient guests.

8% Quarterly

will be paid by manufacturer who needs a little additional capital; 11 years in business, and product used by all manufacturers and wholesalers in Omaha. Complete details furnished. Address

> Box 103, Omaha Bee

want to buy several used washing machines. Give make reason for selling, and your low est price for cash.

Box B-56, Omaha Bee.

MONEY TO LOAN

1 - 1 AND 1

on centrally located Omaha business and warehouse properties.

Low Rates of Interest

LOANS closed immediately after application accepted, mortgage recorded and title approved.

W. Farnam Smith & Co.

Selling Factory **Damaged Tires**

was the problem faced by the Sprague Tire & Rubber Co. So they called upon Bee Want Ads to help them find buyers. How well they succeeded is told in the following paragraph reproduced from a letter to The Bee Want Ad Department under date of February 15:

'Our little Want Ad in The Bee is certainly bringing results, and I want to thank you for the nice setup you have given it. Just keep it going until further notice." The enthusiasm of this advertiser equals that of

others who offer things about the home or articles

of a personal nature for sale through Bee Want Ads.

If it is saleable, Bee For Sale Want Ads will find a

buver. Phone Atlantic 1000

Bee Want Ad Rates Are Reasonable.

Have Funds for Loans

On Inside Business Property At Very

Attractive Rates

823 City Nat'l Bank Bldg.

Tel. Jackson 2561