GRAND OPENING OF NEW SPRING GOODS!

A MAGNIFICENT AND UNEQUALED DISPLAY!

The COLOSSAL MAGNITUDE of our purchases for the Spring stocks of our Los Angeles and San Francisco stores, coupled with the REDUCTION IN TARIFF on foreign goods and the great depression prevailing in Eastern manufacturing districts, enabled our SPOT CASH buyers to do wonders in the open markets of the world and secured to them THE FIRST CHOICE from the best products of the leading European and American manufacturers.

As a consequence our Annual Spring Opening begins this week with a display that we have no hesitation in saying ECLIPSES ALL FORMER EFFORTS, for it is a perfect representation of THE VERY NEWEST AND CHOICEST STYLES AND NOVELTIES, all offered, as the accompanying items show,

AT PRICES HERETOFORE IMPOSSIBLE ON EQUAL QUALITIES!

Guipure Embroideries Half-Price.

At 5c per Yard.
15,000 yards CAMBRIC GUIPURE EMBROIDERY, regular value 10c, will be offered at 5c a yard.

At 10c per Yard.
10,000 yards CAMBRIC, NAINSOOK and SWISS GUIPURE EMBROIDERY, regular value 20c, will be offered at 10c per yard.

At 15c per Yard.
8000 yards CAMBRIC, NAINSOOK and SWISS GUIPURE EMBROIDERY, regular value 30c, will be offered at 15c per yard.

At 20c per Yard.
6000 yards CAMBRIC, NAINSOOK and SWISS GUIPURE EMBROIDERY, regular value 40c, will be offered at 20c per yard.

At 25c per Yard.
5000 yards CAMBRIC, NAINSOOK and SWISS GUIPURE EMBROIDERY, regular value 50c, will be offered at 25c per yard.

At 50c per Yard.
2000 yards CAMBRIC and SWISS EMBROIDERED DEMI-FLOUNCING, 27 inches wide, hemstitched and scalloped edges, regular value $1, will be offered at 50c per yard.

LACES---EXCEPTIONAL VALUES.

At 25 Cents per Yard.
CHANTILLY LACE, all Silk, 7½ inches wide, in Black, Cream, Pink, Sky, Lavender, Cream and Gold, regular value 40c, will be offered at 25c per yard.

At 40 Cents per Yard.
CHANTILLY BOURDON LACE, in Black and Beurre, all Silk, 7 inches wide, regular value 60c, will be offered at 40c per yard.

At 50 Cents per Yard.
CHANTILLY GUIPURE LACE, all Silk, in Black and Cream, 7 inches wide, regular value 75c, will be offered at 50c per yard.

At 30 Cents per Yard.
NET TOP POINT DE GENE LACE, 9 inches wide, in Beurre and Ivory, regular value 50c, will be offered at 30c per yard.

At 40 Cents per Yard.
BLACK NET TOP SILK BOURDON LACE, 9 inches wide, regular value 65c, will be offered at 40c per yard.

VANDYKE LACES.

BEURRE POINT-VENISE VANDYKE LACE, at 40c, 50c, 75c, $1, $1 50, $2, $2 50 and $3 per yard.

Gloves! Gloves!

At 25 Cents.
250 dozen LADIES' TAFFETA SILK JERSEY GLOVES, in all the new spring shades and black, will be offered at 25c a pair.

At 35 Cents.
200 dozen LADIES' PURE SILK JERSEY GLOVES, in colors and black, will be offered at 35c a pair.

At 35 Cents.
150 dozen LADIES' TAFFETA SILK JERSEY GLOVES, in colors and black, will be offered at 35c a pair.

At 50 Cents.
100 dozen LADIES' TAFFETA SILK JERSEY GLOVES, in colors and black, will be offered at 50c a pair.

At 50 Cents.
50 dozen LADIES' PURE SILK JERSEY GLOVES, in colors and black, will be offered at 50c a pair.

SPECIAL! SPECIAL!

At 50 Cents.
50 dozen LADIES' BIARRITZ UNDRESSED KID GLOVES, in fancy colors, extra value for $1, will be offered at 50c a pair.

Men's Furnishings.

At 10 Cents.
5 cases MEN'S AND BOYS' 4-PLY LINEN COLLARS (our own special make), made up in the newest shapes, will be placed on sale at 10c each.

At 12½ Cents.
3 cases MEN'S AND BOYS' 4-PLY LINEN CUFFS (our own special make), newest shapes, will be placed on sale at 12½c pair.

At $1.25.
45 dozen MEN'S PERCALE LAUNDRIED SHIRTS, with attached or detached collars and cuffs, newest styles, warranted fast-color prints, will be placed on sale at $1 25 each.

At 15 Cents.
3 cases MEN'S FULL-FINISHED VICUNA MERINO SOCKS, with double-spliced heels and toes, special value, will be placed on sale at 15c pair.

At 15 Cents.
2 cases MEN'S FULL-FINISHED BLACK COTTON SOCKS, warranted fast dye, with double-spliced heels and toes, will be placed on sale at 15c pair.

At $1.00.
3 cases MEN'S MEDIUM HEAVY CAMEL'S-HAIR UNDERSHIRTS AND DRAWERS, warranted shrunk, will be placed on sale at $1 each.

New Ribbons.

At 4 Cents.
No. 5—ALL SILK, SATIN AND GROS GRAIN RIBBON, assorted colors, will be offered at 4c.

At 5 Cents.
No. 7—ALL SILK, SATIN AND GROS GRAIN RIBBON, in assorted colors, will be offered at 5c.

At 10 Cents.
No. 12—ALL SILK, SATIN AND GROS GRAIN RIBBON, assorted colors, will be offered at 10c.

CARRIAGE PARASOLS.

At 65 Cents.
CARRIAGE PARASOLS, in gloria silk, will be offered at 65c.

At 90 Cents.
CARRIAGE PARASOLS, in gloria silk, lined, will be offered at 90c.

At $1.35.
CARRIAGE PARASOLS, in silk gloria lined and ruffled will be offered at $1 35.

Ladies' Waists.

At 50 Cents.
LADIES' WAISTS, made of fancy striped percale, yoke back, laundried collar and cuffs, full sleeves, will be offered at 50c.

At 75 Cents.
LADIES' WAISTS, made of fancy percale, in blue, pink, buff and fancy stripes, laundried collar and cuffs, will be offered at 75c.

At $1.00.
LADIES' WAISTS, made of fine French percale, pointed yoke, waist finished with braid, deep collar and turned-over cuffs, will be offered at $1.

At $4.50.
LADIES' SILK WAISTS, made of heavy surah silk, plaited back, full sleeves, lined and finished with belt, will be offered at $4 50 each.

At $7.50.
LADIES' WAISTS, made of fancy figured and checked silks, Fedora front, latest style sleeves, lined and boned throughout, will be offered at $7 50 each.

HOSIERY AND UNDERWEAR!

At 15 Cents.
200 dozen LADIES' BLACK COTTON HOSE, double heels and toes, Hermsdorf black, will be offered at 15c a pair.

At 25 Cents.
175 dozen LADIES' BLACK COTTON HOSE, high spliced heels and toes, guaranteed fast and stainless black, will be offered at 25c a pair.

At 33⅓ Cents.
125 dozen LADIES' MACO COTTON HOSE, tan and russet shades, high spliced heels and toes, warranted fast colors, will be offered at 3 pairs for $1.

At 33⅓ Cents.
100 dozen LADIES' BLACK LISLE-THREAD HOSE, plain and Richelieu ribbed, spliced heels and toes, onyx black, will be offered at 3 pairs for $1.

At 50 Cents.
100 dozen LADIES' FANCY LISLE-THREAD HOSE, black boot combinations, spliced heels and toes, will be offered at 50c a pair.

At 25 Cents.
2 cases LADIES' RICHELIEU RIBBED MACO COTTON VESTS, low neck and sleeveless, also short sleeves, lace trimmed, will be offered at 25c each.

At 50 Cents.
3 cases LADIES' JERSEY RIBBED SILK-TRIMMED VESTS, high neck, long sleeves, drawers to match, will be offered at 50c each.

J. O'Brien & Co. Murphy Building, Market and Jones Streets.

MORE THAN THE APPRAISED VALUE.

THE RYER PROPERTY AT MARKET AND STOCKTON STREETS IS SOLD.

FOR OVER HALF A MILLION.

JAMES D. PHELAN MAKES THE HIGHEST BID IN THE PROBATE COURT.

The Ryer estate property at Market and Stockton streets was sold yesterday to James D. Phelan for $501,000, as he was the highest bidder before Judge Slack in the Superior Court.

At an auction held January 23 Mr. Phelan bid $451,000, at which figure bidding stopped. This was regarded low, as the property had been appraised at $500,000. But the sale was subject to confirmation by the Probate Court, and a bid of 10 per cent higher would be considered and accepted.

About a week ago this offer came from Adolph Spreckels, who raised the bid to $496,150.

Attorney Galpin, representing the Phelan estate, contended last Saturday that the court was not authorized to receive the raised bid because it came in too late to be regular.

Quite a different view was taken by T. B. Bishop, counsel for Mr. Spreckels, who held that the court had power to confirm the bid. Judge Slack reserved his decision until yesterday afternoon, when the courtroom was filled with people interested in the contest.

"I have already informed Mr. Galpin that my decision is against his contention," said the Judge, after calling the case. "I would ask if there are any further bids, any advance bids over that one offered by Mr. Spreckels?"

"I understand there will be some other bids made," replied Attorney Galpin.

"Then they should be here now," added Mr. Bishop.

There was some delay about the arrival of these bids, but presently James D. Phelan, president of the Mutual Savings Bank, and George A. Story, secretary and cashier of that institution, walked into court. Story bid $496,500, raising the price $350.

Attorney Bishop wanted to know who the bidder was, and if the bid came from a responsible party.

"I am bidding for myself, although I represent other parties," Mr. Story replied. He took the witness-stand and swore that he represented a responsible party, but admitted he was not himself prepared to carry out the contract. The court demanded the principal's name, and James D. Phelan was consulted by the bank cashier, who presently said he appeared for Mr. Phelan.

"I am authorized by Mr. John D. Spreckels to make the bid $497,000," said Mr. Bishop. "$497,500," said Phelan's agent. After a brief consultation Mr. Bishop raised it $500. Mr. Story said $500 more. "$499,000," added Bishop, and Story nodded $500,000. Half a million, and a lull ensued while Frank J. Sullivan consulted with Phelan, Story and their attorney, and John D. Spreckels talked with Bishop, Gustave Umbsen and the Ryer estate executors. "We will bid $500 more," said Bishop. "$501,000," remarked Story with unconcern, nodding at the Judge. Thereupon Attorney Bishop announced that Mr. Spreckels did not desire to bid further.

The final bid was placed in writing and signed by James D. Phelan, who handed the contract to Judge Slack. The sale was immediately confirmed.

Gustave H. Umbsen, the real-estate agent who acted for the Ryer estate, testified that the highest bid was fair value of the property.

About two years ago this property was appraised at $500,000. It is situated at the northeast corner of Stockton, Market and Ellis streets, fronting 70 feet on Market, 19¾ feet on Ellis and 113 feet on Stockton street. The width of the lot is 75 feet. Upon it stands an old frame building containing nine stores, offices and apartments, all of which bring in a monthly rental of $2620. A lot on Market street about 70 feet in width separates it from the Phelan building, and if Mr. Phelan could buy it he would erect a building that would be uniform for one block.

WAITING FOR MRS. MARTIN.

A VIGILANT DEPUTY SHERIFF PLAYS THE RACES IN THE MEANTIME.

WHILE THE FAIR FUGITIVE IS ENJOYING THE AIR OF TRINITY COUNTY.

Mrs. Isabella Martin is still at large and enjoying the salubrious air of Trinity County, in spite of the fact that for a week past Sheriff Whelan, through the instrumentality of a vigilant deputy, has been hot on her trail.

Ten days ago J. J. Rauer, who has an assigned claim against her for groceries or lumber furnished, concluded that the only way to get her to come into court to testify in his suit was to have an attachment against her person issued and induced Justice of the Peace Kerrigan to assert the dignity of the law and fine her for contempt.

Accordingly she was placed under the ban of the law to the extent of $100 fine or twenty-four hours in the County Jail.

It was easier to fine than to find her, however, and knowing that an application at her home on Van Ness avenue would be fruitless, Under Sheriff William Clack sent a deputy to the racetrack, where Mrs. Martin has for some time past spent her leisure hours while in the city, in the hope of finding her there.

During the last three or four days of February the deputy found the hours waiting for his arrest irksome, for the last payday was afar off; but after the dawn of a new month and an accompanying visit to the Treasurer's office, his ennui was dissipated and the quest took on a new interest. Though he had been informed that Mrs. Martin had forsaken her accustomed seat in the grand stand he continued to inform his superior that Mrs. Martin had not yet appeared. While waiting, though, he invested on the favorites.

Yesterday morning Mr. Clack received the following telegram from T. F. Bergin, Sheriff of Trinity County, who reads the San Francisco papers:

Mrs. John Martin is here, if you want her.

Oblivious of the fact that Mrs. John Martin and Mrs. Isabella Martin are one and the same person, Mr. Clack wired back that he did not want the person mentioned in the telegram, and the deputy had a chance to play his choice again. When informed that the sprightly Mrs. Martin is beyond his jurisdiction the Under Sheriff immediately made an entry in his detail-book, and the deputy will get a different assignment to-day.

A London firm which has manufactured eight of the eleven cables linking the United States to England make fifty-five miles of cable each twenty-four hours.

THEY OPPOSE UNIFORM LICENSE.

A MASS-MEETING OF CHRISTIAN YOUNG PEOPLE AT ODD FELLOWS' HALL.

DILLE ATTACKS LAW-MAKERS

SAYS THAT THEY WOULD STEAL THE GRANITE STEPS OF THE CAPITOL.

The societies of Christian Endeavor and the Epworth League of this city held a joint mass-meeting in Odd Fellows' Hall Sunday afternoon and adopted a set of scathing resolutions protesting against the passage of the uniform license bill now pending before the Legislature. The audience was a large one, and it manifested its approval of the fiery invective and startling charges of the speakers by unrestrained applause.

Mme. Alize Waltz sang a couple of solos, a selection of Scripture was read by Rev. A. M. Russell of the Hamilton-square Baptist Church and Chairman J. K. Jones stated the object of the meeting.

Rev. M. M. Gibson, the first speaker, was introduced as the oldest pastor in the city. He related that he had been protesting against wrong all his life, and would continue to protest to the end. He hoped that if, after he was dead, any such iniquitous measure as the bill under consideration should be passed his dry bones would rattle in their coffin in protest. He objected to any part of California being made a dumping ground for rotten beer and bad whisky. People talked about regulating the business, but might as well try to regulate Asiatic cholera.

Rev. Dr. E. R. Dille, described as "a fighter from 'way back, who had carried a musket in the Civil War and was carrying it yet," was the next speaker. His speech contained a bitter attack upon the Legislature. "White man mighty onsartin," he quoted, "especially the California Legislature. There are many good men there, of course, but so there are at San Quentin. In both cases they are sent there by the State."

Mr. Dille then turned his attention to the San Francisco delegation, of whom, with one or two honorable exceptions, he declared the citizens of this city should be heartily ashamed. He mentioned by name Assemblyman Bettman, the chairman of the Committee on Public Morals—stated that he was the proprietor of a corner grocery and saloon, and declared that Bettman's action in advising against the age of consent being raised from 16 to 18 years was just what was to be expected from a man in his business. Other members had records so unsavory as to be absolutely unfit for publication, and the Legislature was so corrupt that guards were stationed about the Capitol to see that the granite steps were not carried off by the members.

The saloons were denounced as hell-holes, which were directly responsible for police-protected haunts of shame and gambling-houses and for all municipal corruption. Men who patronized them were stigmatized as not fit to be husbands of virtuous women or fathers of clear-brained, clean-limbed children.

The speaker said that the present system of attempting to reform drunkards was merely setting up the tenpins for the devil to bowl over and cry, "Good boy, set 'em up in the other alley." He was tired of cleaning up after the devil and now proposed to fight the evil at its root. The California Protective Association already owned the State, but it wanted a barbed-wire fence put around it at the people's expense.

Rev. A. C. Hirst followed with a brief speech. He alluded to the fact that before the death of Tammany in New York a mention of the decalogue in a political speech had been wildly applauded. He supposed that the state of feeling indicated would have to be brought about in San Francisco before permanent reforms would be possible, but he did not despair of seeing that day.

Secretary E. A. Girvin offered a set of resolutions with a lengthy and scathing preamble, which were unanimously adopted. The resolutions proper read as follows:

Resolved, By the Christian young people of San Francisco in mass-meeting assembled, that our representatives in the Senate and Assembly be urged and requested, not only to vote against the uniform liquor license bill and all other bills pending before the Legislature in the interest of the liquor traffic, but to use their utmost influence against the enactment of such bills into laws; and be it further

Resolved, That a copy of these resolutions be sent to the Governor of the State, to each member of the Senate and Assembly, and to every Society of Christian Endeavor and Epworth League in California.

M'DONALD WANTS MONEY.

WITNESSES WHO THINK HE IS QUITE CAPABLE OF HANDLING IT.

THOSE OPPOSING HIM WILL ATTEMPT TO SHOW HE IS A HOODLUM.

The life and doings of young Henry McDonald are going to be pretty thoroughly overhauled for the benefit of the public and Judge Coffey before it is finally settled whether or not he will get the $25,000 which legal technicalities saved for him from the estate of E. J. McDonald.

Young McDonald is the son of Claude Lee and E. S. McDonald, but it was not until the old man's will was dragged through the courts and the history of E. S. McDonald with it that any allowance was made for the half-forgotten son of the dead capitalist.

That was some years ago, and as the boy was then under age, M. J. Burke was appointed as his guardian. A few days ago, however, Henry McDonald came of age, and immediately after his guardian submitted his final account and resigned. Following fast upon this came a petition from the son, stating his newly acquired maturity and asking the court to distribute his estate to him. After this came a petition from the California Safe Deposit and Trust Company, announcing that the boy was incompetent, intemperate and entirely unable to handle the property which he wishes to obtain. At the instance of his friends and of his mother, the trust company therefore wishes to be appointed the guardian, if not of himself, at least of his estate. Yesterday the first testimony in this interesting case was taken before Judge Coffey.

J. F. Sullivan represented the boy, J. D. Sullivan represented the boy's mother, and A. Comte Jr. appeared for M. J. Burke, the boy's guardian.

M. H. Lowenberg was first called to the stand. He had known young McDonald for over three years and had always considered him sober and industrious, and quite capable of managing his own affairs. Under cross-examination the witness was induced to remember how on one quite recent occasion the boy had appeared with a finely developed black eye, but it had been caused by an accident, he said, not by any quarrel or fight. Of his companions the witness knew but little. He did not know much about the boy's property either, for McDonald never spoke of it to him. He had referred to it but once to the knowledge of the witness, and then he had declared his intention of devoting it to securing a home to himself and his grandmother, Mrs. McGregor.

M. J. Burke, who was the boy's guardian, came next to the stand. His testimony was substantially to the same effect as that given by Lowenberg. In addition, however, Burke told how the boy's mother had misrepresented her son to him, and to see for himself he had put detectives upon the young man's trail. Their reports led him to believe that his ward was a pretty good sort of a boy, and one who could be trusted with the handling of a fortune.

James Dolan, a neighbor, followed with testimony to the same effect, as did also William T. Macomber, quartermaster of the steamship Alameda, upon which young McDonald was employed as a waiter. James A. Larkey, who keeps a grocery near where McDonald lives at the Potrero, followed with more evidence in favor of sobriety and industry, and then the heir himself was interrogated.

He denied ever having assigned any of his money or any property he expected to get for any cause whatever, and he also told a little about his doings during the past week.

"Would you have any objection to have this money deposited in some bank for you for a few years, where you could draw upon it under the order of the court when you wanted?" asked J. D. Sullivan in his most persuasive tone. An objection and an adverse ruling relegated the answer to oblivion, however.

"What is your intention regarding this money?" then asked J. F. Sullivan.

"I object," remarked the opposing Mr. Sullivan.

"But I want to show that his intentions regarding the handling of this estate are good," persisted the boy's attorney.

"There is a certain place paved with just such things," the other Sullivan remarked pointedly, and, under the laugh that followed, the case was continued until Friday next. The attorneys opposing the boy's claim will then try to show that young McDonald is all that he should not be.

It is estimated that 60,000 delegates will attend the International Christian Endeavor Convention at Boston in July.

REAL ESTATE TRANSACTIONS.

Charles C. Knox to Sarah J. Knox, lot on S line of Pine street, 250 E of Franklin, E 25 by S 120; gift.

William B. and Fannie M. Farwell to Mary L. Ryan, lot on SE corner of Steiner and Washington streets, E 76:3 by S 52:8¼; $5.

J. L. Madden to Nellie Ott, lot on N line of Pine street, 82:6 W of Broderick, W 27:6 by N 137:6, subject to a mortgage; $4000.

Charles C. Knox to Sarah J. Knox, lot on NE line of Eleventh street, 200 SE of Market, SE 100, NE 205, NW 105, SW 67:6, SE 5, SW 137:6; gift.

Sophia M. Phillips to Lilly M. B. de W. and Earl L. Jordan and Albert Van Warner, lot on SW corner of Folsom and Twentieth streets, 35 by 122:6, subject to life estate and certain conditions.

John and Maria Engisch to Michael J. Heaphey, lot on S line of Day street, 180 E of Noe, E 25 by S 114; $10.

Anna Goetz to Joseph Goetz, lot on W line of Waverley place, 68:9 N of Sacramento street, N 97:7½ by W 67:2; gift.

Joseph Goetz to Anna Goetz, lot on S line of Clay street, 69:9 E of Stockton, E 16, S 75:6, E 52:6, S 12, E 8½ inches, S 15:6, E 30, S 5:7½, E 26:7, S 97:7½, W 44:7, S 9:6, W 149:6, N 79, E 68:9, N 137:6; gift.

Anna Goetz to Joseph Goetz, same; gift.

Pacific Saw Manufacturing Company to Joseph G. Deming, lot on NE line of Fremont street, 183:4 SE of Market street, SE 45:10 by NE 137:6; $60,000.

John Riordan Jr. (by trustee) to Maria Cavanagh, Amelia Daly, Michael, William and John Riordan Jr., lot on SW line of Fremont street, 230 NW of Folsom, NW 25 by SW 80; $5.

Potrero Land and Water Front Company to F. H. Davis, lot on W line of Pennsylvania avenue, 200 S of Yolo, S 50 by W 100, quitclaim deed; $5.

Jean P. Berges to George F. Lyon, same; $10.

Frank W. McEwen to Mary Uren, lot on NE line of Clement street and Thirteenth avenue, E 45 by N 100; $10.

Isidor and Julia Rosencrantz to Ellen McKeown, lot on E line of Thirty-eighth avenue, 100 S of P street, S 25, E 125, N 25, W 120; $10.

F. W. and Mary E. Bridge to W. E. Maher, lot on NE corner of S street and Thirty-fourth avenue, N 153:9, E 237:8, S 138, W 228:8; $10.

S. T. and Ida E. Greene (by J. J. McDade, Sheriff) to Kennedy & Shaw Lumber Company, lot 35, block 26, Lake View; $825.

Samuel T. Greene to same, lot on SW corner of block 26, Lake View, W 112:6 by S 150, being lots 31 to 36 and E half of lot 30, block 26; $10.

Sunnyside Land Company and California Title Insurance and Trust Company to B. C. C. Engbert, lot 7, block 11, Sunnyside; $10.

Edward McC. Weste to H. C. and C. A. Bennett, lots 136 and 138, Gift Map 1; $10.

Charles L. and Emma M. Hedemark to Janet Easton and Mary Pushie, lot on W line of Lundy's lane, 75 S of Esmeralda avenue, S 25 by W 70, lot 188, Gift Map 3; $5.

Benjamin F., Josephine A., Warren B. and Annie B. Josselyn to John M. Colier, lot on SE line of Ocean House road, 132:9 SW of Bellevue street, S 110:4, E 25, N 25, E 25, N 25, E 25, N 87:1 3-5, SW 79:7 4-5; $10.

ALAMEDA COUNTY.

James H. and Hattie C. Boyd, John R. and Julia L. McCurdy to O. E. Hotchkiss of Oakland, all interest in an undivided sixth interest of subdivision D of lot 2, block 802, Watts Tract, map 2, Oakland; $10.

Hannah M. and Thomas N. Noble to same, all interest in an undivided half interest of subdivision D of lot 2, block 802, same; $10.

Phillip and Mary Munroe of Berkeley to same, undivided sixth interest in subdivision D of lot 2, block 802, same; $10.

O. E. Hotchkiss of Oakland to John Trotter of Oakland, lot on E line of Haven street, 175 N of B, N 25 by E 135, subdivision D of lot 2, block 802, same, Oakland; $10.

H. T. and Abby F. Bickel, W. O. and Carrie W. Badgley of Oakland to Oliver Duval Jr. of Oakland, lot on N line of Twenty-first or Hobart street, 340 W of Telegraph avenue, W 30 by N 100, portion of lot 13, corrected map, Jones Tract, Oakland; $10.

Katie Demooy of Oakland to Samuel Demooy of Oakland, lot on the W line of Chestnut street, 119 S of Third, S 25 by W 127, lot 34, block 444, Adeline and Market-street Homestead, Oakland; $10.

J. S. Lammond, by Z. T. Gilpin, Tax Collector, to Charles Babb, lots 31 to 33, block M, eastern portion of Lynn Homestead, East Oakland; $2.

Louis Landler, by J. W. Striker, Tax Collector, to J. G. Klumpke, the E 40 feet of lot 13, block F, Woolsey Tract, Berkeley; $1.

O. Buerah (by A. J. Rosborough, Tax Collector) to Charles Babb, lots 17 to 20, block 25, Daley's Scenic Park, Berkeley; $3.

P. Monroe (by A. J. Rosborough, Tax Collector) to A. L. Payne, mortgage interest in lot 11, block 7, Case Tract, Berkeley; $2.

J. H. T. and Henrietta Watkinson to Charles Camden of Oakland, lot on N line of Fifteenth street, 167:5 W of San Pablo avenue, W 25, N 78:11, E 18, S to point 52:6 N from N line of Fifteenth street, S 52:6 to beginning, lot 7, Map of portion of lot E, City Hall Tract, Oakland; $10.

J. R. L. and Dollie C. Jones of Oakland to Benjamin W. Ferris, lots 45 to 47, block D, Beulah Park Tract, East Oakland; $10.

Estate of Encarnacion G. de Ayala (by executor) to Juan N. Nino, lot on W line of Vicente street, 90 feet N of Shasta, N 45 by W 150, block B, Vicente Peralta Reservation Tract at Temescal, Oakland Township; $500.

George T. and Adelia S. Hawley and Edna S. Poulson of Oakland to Christian F. Soll of Oakland, lot 21, block E, Buenaventura Tract Map 2, Brooklyn Township, $10.

A. S. Woodbridge to Benjamin W. Ferris of Oakland, lot on SW corner of Palmetto street and Boston avenue, S 129.75 by W 100, being lots 23 to 26, block B, Prospect Hill Tract, Brooklyn Township; $1000.

William S. and Sarah E. Hamilton to Alfred S. Hammersley of Oakland, lot on N line of Orral street, 250 E of Benwick avenue, E 40 by N 120, lot 7, block C, Fanny Davenport Tract, being a subdivision of lot 6, Yoakum Tract, Brooklyn Township; $10.

F. M. Smith of Oakland to C. B. Zabriskie of San Francisco, lot on NW corner of Eleventh and Harrison streets, N 100 by W 100, being lots 19 to 23, block 161, Oakland, subject to a mortgage to the Oakland Bank of Savings for $5000, quitclaim deed; $1.

Mary R. Smith (wife of F. M.) of Oakland to same, same, Oakland; $10.

Mary J. Chamberlain (wife of W. E.) to William Chamberlain Jr. of San Francisco, lot on SW corner of Magnolia and West Tenth streets, W 133:3 by S 45.61, being block 548, quitclaim deed, Oakland; $10.

William E. Chamberlain Jr. of San Francisco to William E. Chamberlain Sr., same, Oakland; $10.

Sterry and Laura B. Walker to Albert H. and Frederick C. Walker, lot 12, block E, Oakland Homestead Association, Oakland; gift.

Rebecca G. Knox of Oakland to Wells, Fargo & Co., a corporation, lot on SW corner of Telegraph and Knox avenues, S 140, NW 938.06, NE 202:6, W 84, N 22:6 to beginning, Oakland; also lot on N line of Knox avenue, 325 W of Telegraph avenue, N 105:86, NW 623, S 65, W 84, S 12:6, E to beginning, Oakland; $10.

M. J., M. L., J. W. and C. A. Laymance to E. K. Johnson of Oakland, lot on W line of Oakland avenue, 90 S of Moss avenue, SW 30, NW 120, NE 30, SE 120 to beginning, lot 25, block G, Flint Tract, Oakland; $10.

Wellington B. Webber to Emily M. Webber, lot on NE line of East Twenty-first street, 125 NW of Ninth avenue, NW 50 by NE 150, block 132, Clinton, East Oakland; also lot on NE line of East Twenty-first street, 125 NW of Eighth avenue, NW 25 by NE 150, portion of double block 132, Clinton, East Oakland; also lot on NW line of Ninth avenue, 100 NE of Twenty-first street, NE 50 by NW 125, portion of same, East Oakland; gift.

A. M. Benham and W. R. Thomas to F. A. Brown of Oakland, lot 11, block E, Peralta Heights, to correct former deed, East Oakland; $10.

C. and Mary C. Cronin of Alameda to Stephen Keyes of Temescal, lot on W line of Opal street, 420 N of Weston avenue or Thirty-eighth street, N 50 by W 118, lots 20 and 21, block E, Broadway and Telegraph avenue Park Tract, Oakland Township; $10.

William Noonan of San Francisco to Mary Noonan of San Francisco, lots 1, 2, 3, 32, 33 and 34, block 38, Tract B, Berkeley Land and Town Improvement Association, Berkeley; also lot on S line of University avenue, 153 W of Sacramento street, W 50 by S 150, portion of lot 2, block 1, Shaw Tract, Berkeley; gift.

Della E. Johnson of Stockton to Catherine G. Tucker of Stockton, lot on W line of lot 6, block 3, 150 S of Channing way 83 to SW corner lot 6, thence E 50, N to point opposite to point of beginning, thence at right angles to last-named line to point of beginning, Berkeley; $10.

Andy L. Stone of Elmhurst to G. M. Dameron of Yolo County, lot on NW cor. of Second and Orchard avenues, N 140 by W 100, lots 7 and 8, block C, Stone Tract, Brooklyn Township; $10.

G. M. Dameron (by attorney) of Yolo to Daniel Elvin of Oakland, same, Brooklyn Township; $10.

John F. and S. M. McDonald to Emma J. Rayl of Sacramento, lot on N line of First avenue, 112:6 E of Summer, E 37:6 by N 100, being the E 37:6 feet of lot 3, Locksley Square, Oakland Township; $10.

Builders' Contracts.

Joseph Harvey with Ackerson & Patterson, to build on lot on SW corner of Sixteenth and Church streets, S 100 by W 50; $8100.

John Wiese with F. Weinoch, to build on lot on SW corner of Mission street and Kingston avenue; $5083.

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