REALTY MARKET REVIEW.

Causes Influencing the Shifting of the City's Business Center.

RECORDS OF THE PAST WEEK.

Building and Loan Association Plan Criticized by Joseph A. Leonard.

The confidence placed in the San Francisco real-estate market has been strengthened by the large sales during the present month. When rich men who have traveled and made comparisons of the opportunities of this with other big cities put small fortunes into downtown realty, in the face of existing conditions, it certainly does not look as if a person of moderate means should hesitate in making similar investments. It is from such purchases, on such a market, by such men, that one may draw correct conclusions upon San Francisco investments.

It is significant too that most of these sales have been on or near Market street, which forces one to a new realization of the fact that the shifting of the business center has been going on for years. In most commercial cities of importance business has not remained where the original proprietors designed, but has been removed by various causes to other localities. San Francisco has been subject to this change, and north Grant avenue, Kearny and Montgomery streets, which were at one time the center of the City's business life, are now comparatively deserted, and the vicinity given over to the Chinese, and to the abode of business men to whom cheap rent is a necessary prerequisite.

There has been a constant movement to and out Market street, which was at one time a residence section. While the last decade has witnessed wonderful changes in this broad thoroughfare, the next is destined to give it new fame the world over.

The history of the waning retail business thoroughfares is a demonstration of the fact that property will not take care of itself, but on the contrary owners must erect modern buildings in order to hold business. In endeavoring to make the property yield exorbitant rents without providing compensating accommodations they "killed the goose that laid the golden egg."

As soon as business began to flow to Market street the enterprising owners on that thoroughfare saw their opportunity, and by the construction of modern buildings entirely changed the character of that thoroughfare. In the meantime costly and modern improvements have been made on California and Montgomery streets, which have greatly improved their appearance and influenced property values, notably the Mills, Mutual Life, San Francisco Savings Union, Pacific Mutual and German Bank buildings.

With all the changes the rule has been that those who have invested in San Francisco real estate have made money; and they will doubtless do so again, the best evidence of which is the quiet scramble among rich men to get hold of City realty in good localities. This should be an example to small investors who affect timidity in putting their money into City property, which will sooner or later increase greatly in value and pay handsome interest on the amount invested.

TRANSCRIPT OF RECORDS.

There were ninety-one real estate loans made last week, amounting in the aggregate to $390,034. The following abstract from the records shows the principal sums and the security accepted:

By the Hibernia Savings and Loan Society, $44,000 to James T. Boyd for one year at 6½ per cent, on property on the northwest line of Ninth street, 125 northwest of Mission, 50x100, on the undivided one-half of the property on the southwest line of Park avenue, 150 northeast of City Hall avenue, 25x100, on the undivided one-half of the property on the northeast line of Lombard and Montgomery streets, 137:6x137:6, and on the undivided one-half of the property on the northeast line of Hyde and California streets, 77:6x80; $18,000 to Mary T. E. Redmond for one year at 6½ per cent, on property at the southeast corner of Battery and California streets, south 35:9, east 76:6¾, south 2:6½, etc.; $15,000 to John H. Bruns for one year at 6½ per cent, on property at the southeast corner of Mission and Sixteenth streets, 55x95; $8000 to Herbert N. Tilden for one year at 6½ per cent, on property on the west line of Mason, 27:6 south of Ellis, 27:6x82:6; and $9000 to Burchard H. Schunhoff for one year at 6½ per cent on property on the east line of Guerrero, 167:9 south of Twenty-fourth, 23x110; by W. F. Goad and A. W. Foster, trustees of Annie A. and Hazel G. Montgomery (minors), $9000 to H. G. Witzman for two years at 7½ per cent on property at the northeast corner of Jackson and Drumm streets, east 72, north 40, west 20, etc.; by the German Savings and Loan Society, $11,000 to Gerhard and Elizabeth M. Muller for one year at 7 per cent on property at the southeast corner of Mission and Eleventh streets, 57:6x90; by F. Reis, $10,000 to the California Chinese Free Mason Society for two years at 10 per cent on property on the east line of Spofford, 110 English feet, or 120 Spanish feet south of Washington, 18:4x47:8⅝in English, or 20x52 Spanish measure; by the California Title Insurance and Trust Company, $30,000 to M. Parkinson for one year at 7¼ per cent on property at the southwest corner of Third and Hunt streets, 22x40; property on the southeast line of Hunt, 80 northwest of Third, 41x55; property on the northwest line of Howard street, 100 northeast of Third, 55x20; property on the northeast line of Third street, 70 northwest of Howard, northwest 18, northeast 40, northwest 22, etc., and a leasehold at 666 Howard street; by the Mutual Savings Bank, $20,000 to Jane Callaghan for one year at 7 per cent on property at the southeast corner of Capp and Nineteenth streets, 122:6x125, and property on the west line of Front street, 66:8 south of California, 25x82:6; by the Hibernia Savings and Loan Society, $12,000 to Clancy J. and Mary E. R. Dempster for one year at 6½ per cent on property on the west line of Glen Park avenue in Mission block 15; by the German Savings and Loan Society, $12,250 to S. E. Mezes for one year at 7 per cent on property on the south line of Broadway, 193:6 west of Leavenworth, west 81:6, south 137:6, etc., and by the Mutual Savings Bank, $40,000 to John, James and F. J. Treadwell for one year at 7 per cent, on property at the southwest corner of Merchant and Battery streets, 53:3x87:6.

The releases placed on record the past week numbered forty-five and represented $143,285. The largest granted were the following:

By the Home Mutual Building and Loan Association $15,000 to Monroe Greenwood on property at the northwest corner of Fell and Baker streets, 50x100; by the Hibernia Savings and Loan Society $7000 to Robert Brotherton on property on the south line of Vallejo street, 220:6 west of Franklin, west 66, southeast to point south 106:6, east 46:10, etc.; by the Occidental Loan Association $11,000 to Joseph and Bertha Greenberg on property on the west line of Franklin street, 103:6 south of Broadway, 33:9¾x120; by the Hibernia Savings and Loan Society $10,000 to Viola and Selina Goodman, by guardians Henry Goodman and Maurice Frank, the undivided two-twelfths of the property at the northwest corner of Harrison and Spear streets, 275x276, and $20,000 to Henry Oscar and Hannah Goodman and Bertha G. Loupe, on the undivided four-twelfths of the northwest corner of Harrison and Spear streets, 275x276.

Deeds were recorded the past week to the number of 128, and fifteen builder's contracts were filed representing a pledged outlay of $64,191.

AUCTION NOTES.

Easton, Eldridge & Co. hold their regular auction to-morrow at noon. Included in the list of property to be offered are eight residences at the northeast corner of Jackson and Jones streets, bringing in a monthly rental of $250, and other desirable residences in the Western Addition and in the neighborhood of Golden Gate Park.

By order of Bertha Brittan the Bay Forest Farm, containing 1150 acres, situated near Redwood City, will be offered at auction by McAfee Brothers on Saturday, December 7. The character of this property is such as to attract considerable attention because of its beautiful natural surroundings as well as improvements.

Shainwald, Buckbee & Co. will hold an auction the first week in December, at which a catalogue of choice residence and some business property will be offered for sale to the highest bidder.

The auction sale of the personal and real property of the Shillaber estate last week conducted by A. J. Rich & Co. yielded in gross results $216,000.

MISCELLANEOUS ITEMS.

The Board of Education has leased to A. J. Prager & Sons four out of the eleven school lots at the corner of Market and Fifth streets for two years at $720 per month.

The San Mateo Electric-light Company is extending its wires through the Burlingame Park property, and all of the cottages, as well as the clubhouse, will shortly be supplied with incandescent lights.

The stockholders of the Western Loan Association held their ninth annual meeting last Monday evening. Leon Dennery, the secretary, made his report, which showed the association to be in a prosperous condition.

The McMahan ranch on Putah Creek has been on the market but ninety days, and the record of the disposition of thirty-seven plats from 10 to 100 acres to actual settlers is evidence of improvement in the country land market or exceeding good management in the country land department of Bovee, Toy & Co.

The yield of the prune and apricot from the district of northern Solano, of which this ranch forms a prominent part, is unexcelled by the most favored spots in California.

Joseph A. Leonard, president of the Joseph A. Leonard Company, real estate dealers and builders of Alameda, when asked a few days ago to what he mostly attributed his success in supplying homes across the bay to business men, replied that it was principally due to the installment plan which he offers.

"To exemplify my plan," said Mr. Leonard, "suppose a man should buy a home costing $3000, he would pay cash 20 per cent of $3000, which is $600, leaving $2400 on mortgage on which he would pay an installment of $30 every month, interest included in these installments. According to this it would require 109 months to pay out. Thirty dollars per month for 109 months amount to $3270, to which add $600, which was paid at the commencement, and the total cost is $3870. By this plan one pays $870 for interest but is not paying rent during the 109 months. One could not rent the same house for less than $32 50 per month, which in 109 months would amount to $2452, so the $3000 home would only cost $1417 50 more than would have been paid in rent, which is the net cost of the home.

"The building and loan associations do not offer just as favorable terms.

"In the first place, while we do business on a margin of 20 per cent, they require at least a margin of 40 per cent; consequently, one would have to have just twice the amount of cash to deal with them. But, for the purpose of comparison, we will say that they carry a mortgage of $2400 on your $3000 home, the same as we do. In this case you will pay them monthly $34. These monthly payments will continue until the stock of the series in which you are placed has matured, and this depends entirely upon the prosperity of the associations, averaging about 127 months, according to the report of the State Commissioners on Building and Loan Associations. Hence, when the mortgage has been satisfied, one will have paid for a home—first, $600 cash, then 127 monthly payments of $34 each—$4318, in all $4918, or $1148 more than one will have to pay on our plan."

Hugh Shiels, for many years identified with the country department of Bovee, Toy & Co., and one of the best-posted agents on country lands of California, has branched off for himself, and opened offices at 602 Market street, on the lower floor of the Crocker building.

WILL GET NO SUBSIDY.

British Columbia Steamers Ignored by the New Zealand Government.

San Francisco Will Continue the Mail Service to the Southern Seas.

The chances are that the steamers now running between Vancouver and Australia will be withdrawn in the near future. For some months past the owners of the line have been trying to secure a subsidy of $150,000 a year from the New Zealand Government, but as that scheme has failed the Oceanic Steamship Company still retains its supremacy and San Francisco will continue to be the terminal for Australian travel on this side of the ocean.

According to the terms submitted by the Canadian Pacific people the contractors were to have the option of making either Wellington or Auckland the port of call in the colony, or make either the terminal port. In case they made one of the Australian ports the terminal, the subsidy was to be only £20,000 per annum, but if either of the above-named ports was made the terminal, the subsidy was to be £30,000 per annum.

The voyage was not to exceed twenty-two days, and £30 per day was to be paid every day over and above that period. The contract was to take effect after the expiration of eight months from the date of the agreement, and the first steamship was to leave New Zealand not later than the 1st of December, 1896.

The steamships were to be of a gross tonnage of 3300 tons, to have triple expansion machinery, refrigerators capable of carrying not less than 11,000 carcasses of mutton, or an insulated cubic capacity of 20,000 feet for cold storage, accommodation for 130 passengers and to be fitted with the electric light and all other comforts and conveniences.

The contractors were to have the option of calling both at Suva and Honolulu, and the usual provisions were included respecting the carriage of mails. The contract was to be in force for a period of ten years.

It was also part of the agreement that the contract was subject to a provision that on no steamship carrying mails should colored labor in the pay of the contractors be employed.

James H. Huddart, one of the owners of the Miowera and Warrimoo, made a strong fight for the contract, but the agents of the Alameda, Mariposa and Monowai kept close on his trail. In consequence the latter vessels still fly the mail flag and San Francisco will continue to handle the bulk of the Australian travel.

The owners of the Oceanic Steamship line are willing to improve the service between here and Sydney just as soon as the Governments of Hawaii, Samoa, New Zealand and New South Wales signify their wish for extra steamers. Of course, the subsidy will have to be increased in order to meet the increased service.

TALKED OF CHRIST.

Rev. Oliver C. Miller Preaches at the Church of the Holy Spirit.

Rev. Oliver C. Miller preached his fourth sermon yesterday at the church of the Holy Spirit, in Franklin Hall, on Fillmore street, near Bush. Considerable interest has been manifested in the sermons, and the conditions now indicate that the congregation will remain permanently at its present quarters.

Mr. Miller prefaced his remarks with an announcement that, while he will continue a supporter of the Lutheran doctrine, he proposes to advocate the necessity of the complete administration of the Holy Spirit over the church. His desire was to organize a church body after the Pentecostal model. Mr. Miller considers it an evidence of church weakness that vice increases with appalling rapidity and invades even the sanctuary precincts. He appealed to his congregation to assist him gathering in the children from vicious influences, and generally to help in clearing the moral atmosphere.

The reverend gentleman's sermon proper was upon the crucifixion. He gave an eloquent description of the divine tragedy and pointed out its cause and effects. The sermon was listened to with great interest, and on its conclusion the congregation was increased by the admission of several members.

CUPID'S DART IN WINTER.

Weddings Arranged for the Thanksgiving and Christmas Season.

SOCIAL EVENTS OF THE WEEK.

Many of the Socially Prominent Now Preparing for Their Stay in Town.

A very pretty wedding took place at the residence of Mr. and Mrs. D. A. Brown, 802 Turk street, at 12 o'clock noon on last Wednesday, when their daughter Etta was married to William T. Craig of Los Angeles, son of Judge and Mrs. A. Craig of this City. The officiating clergyman was Rev. M. M. Gibson, D.D. The wedding was quite private, only the members of the two families being present. Mr. and Mrs. Craig will take up their residence in Los Angeles, in which city Mr. Craig has been practicing law for the past few years.

Mr. and Mrs. William Sharp have sent out invitations for the marriage of their daughter Margaret to Arthur Ewing Shattuck, on Wednesday evening, December 4, at half-past 8 o'clock, at St. Paul's Episcopal Church, California and Steiner streets. Admission will be by card only.

The engagement is announced of Miss Beckie Beruh of Nevada City to Julius Gabriel. They will receive Sunday afternoon, December 8, at the residence of Mr. A. Zellerbach, 1520 Fell street.

Mr. Joseph V. Collins of this City and Miss Mary E. Hayden of Tiburon will be married in St. Mary's Cathedral next Wednesday, Nov. 28th, at noon.

There was a pleasant gathering last Tuesday evening, November 19th, at the residence of Mr. and Mrs. Fulton J. Harvey, it being the occasion of the fifth anniversary of their marriage. The house was appropriately decorated by her many friends with ferns, smilax and chrysanthemums. The early part of the evening was devoted to recitations, tableaux, songs and music on the violin and piano. At midnight light refreshments were served, after which the games and music were continued until the wee sma' hours. Early in the morning all departed, wishing the bride and groom many happy returns of the day. The gifts in wood were many.

Among those present were: Mr. and Mrs. Fulton Harvey, Mr. and Mrs. N. Miller, Mr. and Mrs. J. W. Harvey, Mr. and Miss W. Feader, Mr. and Miss W. Dinock, Miss Edith Howe, Miss Alice Switzer, Miss Emily Andrews; Messrs. Fred McLeod, M. Andrews, F. Shaffer and E. Margeson.

A bazaar will be held on Saturday, December 7, at the Presidio, for the benefit of the charity work of the Golden Circle of the King's Daughters. The hours will be from 11 A. M. to 11 P. M.

The Eschscholtzias will give their next party in Union-square Hall to-morrow evening.

Mrs. R. C. Woolworth and Miss Woolworth have sent out cards for Saturday, November 30, at their residence, 1626 Sacramento street. The hour named is half-past 4.

A pleasant reception was held on Saturday evening at the residence of Mr. and Mrs. J. L. Vermeil, 2651 Howard street, the occasion being the eighteenth birthday of their daughter Matilda Vermeil. Among those present were Mr. and Mrs. G. Levaggi, Mr. and Mrs. P. Reiter, Mr. and Mrs. A. Artot, Mr. and Mrs. J. Young, Mr. and Mrs. G. Marseilli, Mr. and Mrs. D. Roberts, Mr. and Mrs. W. Resing, Mrs. P. Alferitz, J. C. Sala, Mr. and Mrs. J. Resing, Mr. and Mrs. S. Zehender, Mr. and Mrs. A. Boldemann, Mrs. F. Wilcox, Miss L. Resing, Miss M. Ohlandt, Miss B. Marseilli, Miss P. Simi, Miss M. Driscoll, Miss A. Taniere, Miss E. Van Orden, Miss M. Vermeil, Miss F. Friis, Miss J. Neppert, Miss A. Levaggi, Miss L. Neppert, Miss C. Detoy, Miss J. Huant, Miss K. Friis, Miss Dr. M. Morrison, Miss K. Roberts, Miss P. Vermeil, Miss A. Boldemann, Miss S. Sala, Miss E. Vermeil, Miss A. Roberts; George Alferitz, Julien Neppert, Albert Richert, Paul Sonntag, Fred Struven, Henry Ohlandt, Charles Vermeil, Dr. George Van Orden, Julius Taniere, John Driscoll, Guido Marseilli, Frank Driscoll, Albert Vermeil.

Osceola Tribe No. 71, I. O. R. M., will hold a ball in B'nai B'rith Hall on Thanksgiving night. The principal feature will be an Indian war dance by members of various tribes, who have practiced for the past month. The spectacle will be interesting, as all the participants will be in aboriginal costume. The committee in charge are W. C. Hassler, F. B. Swan and F. L. Cook.

Mr. and Mrs. A. Haas of Los Angeles are on a visit to the City to remain here some weeks. They are the guests of Mr. and Mrs. S. Koshland on Pine street.

Mr. and Mrs. Lewis Gerstle, the Misses Gerstle, Mrs. Theo M. Lilienthal, Mrs. J. Leo Lilienthal and their families have arrived from their trip abroad.

Mrs. R. Greenebaum and Miss Stella Greenebaum arrived in San Francisco yesterday after an absence of one year spent in European travel.

Mrs. Joseph B. Crockett has returned from the East.

The Baron and Baroness von Schroeder have returned from Paso Robles and are now occupying the Zimmerman residence on Sutter street, which they have taken for the winter season.

Dr. E. S. Breyfogle and wife, now stopping in New York City, will sail on the Teutonic on December 4 for Europe.

Mr. and Mrs. George A. Pope will return this week from their visit to New York.

Miss H. R. Oroske has returned after a three months' visit to Mr. and Mrs. Segal of Sheridan, Nevada.

THE HANDBALL COURTS.

Several Exciting Games Played—Officers of the Occidental Club Elected.

The handball courts were well patronized yesterday. In the San Francisco court an exciting match was played between W. Williams, the Bostonian, and J. Carroll and Patrick Kelly and P. Cahill, the two former winning in three straight games.

The event of the day at the Union court was a match between J. Feeney and J. Nelson and M. Dillon and J. Rager. Each side won two games, and on account of darkness setting in the final was postponed till Thanksgiving day.

Two closely contested and interesting matches were played at the Occidental court. The first was between John Purcell and C. A. Sullivan and the Olympic Club champions, Al C. Hampton and H. R. Johns. Sullivan and Purcell won after an exciting contest, the feature of the play being the terrific tossing of Sullivan. The other was between M. J. Kilgallon and R. Linehan and Amateur Champion P. T. Donnelly and Ed Maloney. Kilgallon and Linehan won the match by three games to one. On Wednesday evening there will be a return match between Hampton and Johns and Purcell and Sullivan, and James C. Nealon and R. Linehan will play Donnelly and Maloney.

The annual election of officers of the Occidental Club was held last Friday night, with the following result: President, D. E. Condon; vice-president, Ed Maloney; secretary, C. J. McGlynn; manager, T. Degnan; directors—T. F. Bonnet, Al Collins, James J. O'Brien, Dr. Ed E. Hill and C. A. Sullivan.

Following were the games played in the different courts yesterday:

San Francisco court—M. McNeil and J. Rodgers defeated P. Ryan and G. McDonald two rubs. R. Shea and P. Barrett defeated D. Connolly and H. Moffett, 21—13, 9—21, 21—16. W. O'Neil and J. Fitzgerald defeated J. Roberts and L. Kelly, 21—16, 7—21, 21—14. D. O'Brien and P. Barrett defeated D. Finnigan and R. Shea, 21—11, 18—21, 21—15. F. Sullivan and J. Sweeney defeated C. McCarthy and M. Dowling, 21—10, 19—21, 21—13. P. Cahill and P. Kelly defeated Thomas Ryan and J. Carroll, 21—11, 18—21, 21—6. W. Fox and F. Smith defeated J. Dodd and J. O'Brien, 21—14, 17—21, 21—10. W. Williams, the Bostonian, and J. Carroll defeated Pat Kelly and P. Cahill, 21—12, 21—19, 21—10.

Occidental court—Al Collins and L. Kenny defeated J. Slattery and J. Hurley, 21—12, 18—21, 21—11; James J. O'Brien and D. E. Condon defeated D. O. Sullivan and J. McKenna, 21—14, 21—7; C. Kane and A. J. McKerron defeated C. H. Cofield and A. G. Green, 21—16, 11—21, 21—12; Paul H. Goesel, the German champion, defeated D. M. Stanley, 21—19, 21—18, 21—17; A. C. Bauer and J. Shannon defeated M. Dolan and M. McCormick, 18—21, 21—14, 21—13; C. J. McGlynn and Nat Jacobs defeated P. Crosby and Nate Hewson, 21—10, 21—14; Ed Maloney and P. T. Donnelly defeated T. F. Bonnet and H. R. French of the Acme Club, 21—17, 15—21, 21—19; John Purcell and C. A. Sullivan defeated the Olympic Club champions Al Hampton and H. R. Johns, 21—13, 21—14, 12—21, 11—21, 21—19; M. J. Kilgallon and R. Linehan defeated P. T. Donnelly, the amateur champion, and Ed Maloney, 16—21, 21—11, 21—18, 21—19.

Union court—Terry McManus and J. Dooley defeated Thomas O'Hara and E. Moran, 21—18, 21—16, 21—20. O. Hendry and Professor Lynch defeated C. Johnson and R. Parkinson, 21—17, 21—18. J. Howard and M. M. Millit defeated Ed Nannery and William Keough, 21—19, 21—16. J. McGuinn and T. Lenihan defeated P. Jordon and P. Joyce, 21—15, 18—21, 21—12. M. Morton and Ed Parkinson defeated C. Neisson and D. Crowley, 21—15, 18—21, 21—19. H. Batzner and D. Doherty defeated H. McKenny and C. Long, 21—15, 18—21, 21—10. J. Feeney and J. Nelson played against M. Dillon and J. Rogers, each side winning two games and the final being postponed till Thanksgiving day.

REAL ESTATE TRANSACTIONS.

Hy W. and Sophie Myers to Otto F. von Rhein, lot on N line of Grove street, 73:3¼ E of Laguna, E 32:10½ by N 120; $10.

John and Anna G. Aston to Charles Frederickson, lot on N line of Greenwich street, 106:3 E of Buchanan, E 25 by N 137:6; $10.

John T. and Margaret A. Gray to San Francisco Savings Union, lot on NE corner of Hermann and Webster streets, N 37:6 by E 87:6; $10.

Estate of Egbert Judson (by Charles C. Judson, executor) to Laussat R. Rogers, lot on NW corner of Fillmore and Haight streets, N 150:6 by W 137:6; $1.

City and County of San Francisco to same, lot on NW corner of Fillmore and Haight streets, W 137:6 by N 155, E 140, S to beginning.

Laussat R. Rogers to Charles C. Judson (trustee for the estate of Egbert Judson), lot on W line of Fillmore street, 150:6 N of Haight, W 137:6, N 124:6, E 17:6, S 63, E 120, S 61:6; $1.

Market and Fourteenth streets Homestead Association to Emily W. Pierce, lot on S line of Fourteenth street, 75 W of Landers, W 25 by S 110; $1640.

David and Matilda Samuels to Carrie Champion, lot on W line of Vicksburg street, 69 S of Twenty-second, S 22:6 by W 100; $10.

Isma Reddy to Louis Brenneman, lot on N line of Twenty-fourth street, 101:10 E of Noe, E 25:11 by N 114; $10.

James Hogan to Isador Rosencrantz, lot on SE corner of Pine and Battery streets, S 30 by E 62:6; $10.

Isidor Rosencranz to J. W. Lowe, same; $10.

Joseph and Mary Cuneo to Frank Cuneo, lot on N line of Bay street, 160:5 E of Leavenworth, E 22:11 by N 70; $10.

Same to David Cuneo, lot on N line of Bay street, 183:4 E of Leavenworth, E 22:11 by N 70; $10.

Same to Clara Gianini, lot on SW line of Montgomery avenue, 179:1¼ —, thence W parallel with Bay street 17:11⅞, S 67:6, E 22:11, N to beginning; $10.

German Savings and Loan Society to Sidney E. Mezes, lot on S line of Broadway, 193:6 W of Leavenworth street, W 81:6, S 137:6, E 106:6, N 67:6, W 25, N 70; $10.

Simon and Jettie Israel to Peter A. Smith, lot on SW line of Fourth street, 144 SE of Brannan, SE 24 by SW 100; $10.

P. A. and Christiana M. Smith to Simon Israel, lot on SW line of Fourth street, 120 SE of Brannan, SE 24 by SW 100; $10.

Samuel Morgenstern to Peter A. Smith, lot on SW line of Fourth street, 96 NW of Bluxome, NW 24 by SW 100; $10.

A. K. P. Harmon to Spring Valley Water Works, lot on NE line of Seventh avenue and L street, N 25 by E 140; $10.

Thomas and Mrs. T. Kelly to Mary E., Agnes, Alice H., Theresa, Frank and Emily Kelly, lot on S line of Marshall street, 125 W Craut, S 110, E 25, S 99:1½—50:1, N 206:3½, E 25, block 4; $5.

ALAMEDA COUNTY.

John R. and Barbara C. Swafford to Margaret Floyd (wife of William F.), lots 32 and 33, block A, Melrose Station Tract, Brooklyn Township; $10.

G. M. Lawton to N. J. Batteate, lot 4, block 15, Warner Tract, Brooklyn Township; $300.

Mary Stanley to George Stanley, lot on S line of Lincoln street, 37:6 W of Campbell, W 37:6 by S 110, being lot 3 and W one-half of lot 2, block 711, Oakland; gift.

John J. and Jennie W. Higgins to Diedrich Tiedeman, undivided one-half interest of lot on W line of Third street with S line of Bristol, W 108, S 100, E 107, N 100 to beginning, block 89, tract B, Berkeley Land and Town Improvement Association, Berkeley; $10.

Elizabeth T. White to F. E. Seidel of San Francisco, beginning at the common corner of lots 28, 29, 38, 39, block E, Claremont Tract, thence E parallel with S Ashby avenue 100, S 141.65 to N Webster street, thence W 100, N 141.45 to beginning, being lots 39 and 40, block E, Claremont Tract, Berkeley; $10.

Mary J. Moss et al. to Martin Grotheer of Alameda, lot 3, block Q, amended map of Moss Tract, Brooklyn Township; $10.

Warner Land and Improvement Company (a corporation) to John Ormiston of San Francisco, lots 11, 12 and 13, block 20, Warner Tract, Brooklyn Township; $10.

John Ormiston to William J. Laymance, same; $10.

William J. Laymance to Aaron Burntrager, lots 11, 12 and 13, block 20, lots 19 and 20, block 2, Warner Tract, Brooklyn Township, subject to a mortgage; $10.

Joseph Warner and H. C. Morris to M. Epstein, lot 12, block 15, Warner Tract, Brooklyn Township; $10.

M. Epstein to Minna Epstein, lot 10, block 15, same; gift.

Bank of Livermore to N. Ratti of Livermore, lot beginning at NE corner of Leonard Tract, thence along the SE line of the county road 818.125 feet, thence SE to N line right of way C. P. R. R. Co., thence E to SE corner Leonard Tract, thence NW 24 to beginning, being portion Leonard Tract, Livermore, Murray Township; $10.

N. Ratti to Grat Larrieu of Livermore, same, Murray Township; $850.

R. S. and Carrie Muller to G. G. Vilet of Oakland, lot on S line of Nolan or Thirty-third street, 216.25 W of West, S 89.25 by W 30, being portion of lot 11, block H, Central Land Company's Tract, Oakland; $10.

Priscilla F. Thomas, wife of J. H. Thomas, to Matilda Henderson, lot on NW line of Twenty-seventh avenue, 75 SW East Tenth street, SW 25 x NW 75, lots 10, 11, 12, block O, Knowles and Potter subdivision Kennedy tract, quitclaim deed; East Oakland; $10.

Elizabeth L. Auld to Royal I. Auld, lot on NW corner of Ashby avenue and Wellington street, N 100 x W 85, being the E 85, lots 17 and 18, block B, Suburban Tract, quitclaim deed, Berkeley; $10.

HOTEL ARRIVALS.

RUSS HOUSE.

A Hatton, Red Bluff	T S Pease, Mass
B Penney, Fresno	C W Fisher, Mass
F W Hatch, Agnews	T A Peacock, San Rafael
H Christensen, Pt Arena	H Williamson, England
J Powers, Crockett	C H McCormick, Oakland
F Spoone, Oakland	C H Pierce, Oakland
G Becker, Edgewood	C K Davis, Isleton
F Palmer, Ibapah	J G Mann, Portland
C B Barker, Santa Paula	H Sinsheimer, Portland
J S Eggleston, Tenn	R Redmond, Tenn
A Boyd, Santa Clara	J Robinson, San Jose
M Bartley, Pescadero	E B Moore, Pescadero
G H Browns, Portland	L B Marson, Lakeport
L D O'Neill, Watsonvie	D Walker, Portland
C E Stevens, Albion	Fred Grade, Modesto
R Perrin, Fresno	T J Caldwell, Sacto
G Kennedy, Sacto	H S Williams, Sacto
R G Frond, Oakland	D L Stoll, Oakland
J G Johnson, Oakland	C P Borker, Oakland
R L Wilson, Fresno	J C Penel, Fresno
I M Brown, Eureka	G B Lillie, Angels
H L Peters & wf, Selma	A Nichols & wf, Selma
J K Wood, Woodland	J Smith, Woodland
E O Randall, Amador	G W Hill, Amador

GRAND HOTEL.

M Walser, Fresno	T Golden, Cal
C L Jones Jr, Sacto	J D Bancroft, Citrus
P McCarthy, Placer Co	M Danziger, Los Angeles
W F Boardman, St Louis	K W Cummings, London
F B B Baker & w, N Y	H Seabrook, London
C T Hughes, Chicago	Mrs C Mangers, Cedar Rapids
A W Logan, Sacto	L Engel, Cal
J K Johnson, Ukiah	H D Burroughs, Chico
H F Bates, Oakland	T R Parker, Napa
W E Dent, Cal	W S Greenwood, Oakland
L Melville, Cal	J P Sharkey, Portland
H Jerome, Cal	J L Phelps, Stockton
H W Pond, Cal	W N Feeny, Stockton
J M Morgan, Cal	W B Hanson, Stockton
T E Connolly & w, Cal	C H Reed, San L Obispo
T S Spaulding, Woodland	L N Hansen, Watsonville

BALDWIN HOTEL.

W W Donovan, Newark	R A McAllister, Wis
A L Fisher, Stockton	W A White, Cal
J N Comefed, San Mateo	R S Miller, Oakland
C R James, San Jose	S F Smith Jr, Sacto
R J R Aden, Vallejo	G W Wilson, Vallejo
C J Miller, Portland	C A Ingalls, Boston
G L Carlton, Wis	H Brunam, Milwaukee
F A Ross, Tacoma	C P Stacy, Chicago
F M Sanger, N Y	D Tarbtore, Phoenix
Mrs B M A Howard, Cal	H H Schram, St Helena
D R Briggs, San Rafael	E C Lefingwell, Wis
E W Bishop, Bakersfield	A A Brown, San Jose

LICK HOUSE.

A J Hull & w, Napa	M M Fuqua, Rio Vista
H Waldeck, N Y	J W Steenszyner, Cal
M Moore & w, Mo	A F Allen, Alameda
J B Hurlbert & fy, Cal	D Hirschfeld, Bakersfield
J O Carlisle, Oroville	C L Dimon Jr, N Y
J Gambetta, Stockton	W B Wallace, Visalia
D Hearfield, San Rafael	G Groll, N Y
W H Skerrett, Vallejo	A J McCormick, N Y
L Fairchild, St Helena	F L Baker, Los Angeles
J G Farmer & w, L Ang	A C Broyler, Chico
G D McLean, Grass Val	H M Jones, Mill Valley
Mrs G Conner, Or	Estelle M Darrah Palo Alto
Mrs C A Rhea, Or	

PALACE HOTEL.

C H Phillips, S L Obispo	T A Sunder, Ohio
C D Crandall, Chicago	S Heyman, N Y
J A Kahl, N Y	W V Newlins, Los Ang
H P Whitehouse, Boston	J Burrows, Chicago
J Zeather, Chicago	W E Morgan, Pa
C F Schaale, Chicago	Mrs S M Bradbury, L Ang
Misses Bradbury, L Ang	L Bradbury, Los Angeles
H A Williams, N Y	O G Langbein, Chicago
J W J Hamlyn, Cal	J R Gilbert, Cloverdale
Misses Oothout, Fresno	A U Wright, San Jose
W L Gills, San Jose	A F Brown & w, Sacto
E L Lippitt, Petaluma	

NEW WESTERN HOTEL.

Miss Robbins, S Lorenzo	H C Willis, Milpitas
A Aresberg, Portland	T J McQuade, N Y
N M Byrnes, Reno	J M Kay, Sacramento
F W Macburney, La	A S Dollar, Benicia
C H Brown, Boston	J H Downey, Portland
F B Longsmay, Boston	J T Hansen, U S N
D C Strong, Ind	P Peterson, Seattle
Frank Johnson, Ind	J Kruger, Portland
G F Gallagher, Milpitas	

The twinkling of the stars forebodes bad weather, because it shows that there are serial currents of different temperatures, this probably indicating atmospheric disturbances.

WEATHER BUREAU REPORT.

UNITED STATES DEPARTMENT OF AGRICULTURE, WEATHER BUREAU, SAN FRANCISCO, November 24, 1895, 5 P. M.—Weather conditions and general forecast:

The following are the seasonal rainfalls to date as compared with those of same date last season: Eureka 4.38, last season 5.14; Red Bluff 2.97, last season 2.02; San Francisco 2.18, last season 2.78; Fresno .52, last season 1.12; San Luis Obispo 2.16, last season 3.32; Los Angeles .67, last season .76; San Diego 1.17, last season .05; Yuma .32, last season 1.81.

The following maximum temperatures are reported from stations in California to-day: Eureka 54, Red Bluff 60, Fresno 58, San Francisco 57, Independence 56, San Luis Obispo 64, Los Angeles 64, San Diego 60, Yuma 62.

San Francisco data: Maximum temperature 57, minimum 44, mean 50.

The area of low pressure central over Eastern Arizona last night has probably moved eastward. An area of high pressure is central to-night over Montana. The pressure is falling slowly over Washington and Montana, and is rising over California, Nevada and Arizona.

The weather has been generally clear east of Utah and south of Idaho. The temperature has risen slowly over the entire country, excepting a narrow strip along the coast from Los Angeles to Fort Canby, where it has fallen slightly.

Heavy frosts were reported this morning throughout California. Temperatures below freezing occurred in the central part of the State.

Forecast made at San Francisco for thirty hours, ending at midnight, November 25, 1895:

Northern California—Fair Monday; conditions uncertain for Tuesday morning; slightly warmer; westerly winds.

Southern California—Fair Monday; slightly warmer; westerly winds.

Nevada—Fair Monday; stationary temperature.

Utah—Fair Monday; slightly warmer.

Arizona—Fair Monday; stationary temperature.

San Francisco and vicinity—Fair Monday; conditions uncertain for Tuesday morning; stationary temperature; westerly winds.

A. MCADIE, Local Forecast Official.

THE CALL CALENDAR.

NOVEMBER, 1895.

Su.	M.	Tu.	W.	Th.	Fr.	Sa.	Moon's Phases.
					1	2	November 2, Full Moon.
3	4	5	6	7	8	9	November 9, Last Quarter.
10	11	12	13	14	15	16	November 16, New Moon.
17	18	19	20	21	22	23	November 23, First Quarter.
24	25	26	27	28	29	30	

OCEAN STEAMERS.

Dates of Departure From San Francisco.

STEAMER.	DESTINATION	SAILS.	PIER.
Point Loma	Grays Harbor	Nv 25, 12 M	Pier 2
State of Cal	Portland	Nv 25, 10 AM	Pier 24
Wilamt Val	Mexico	Nv 25, 10 AM	Pier 11
Eureka	Newport	Nv 25, 9 AM	Pier 11
Walla Walla	Vic & Pgt Snd	Nv 26, 9 AM	Pier 9
Santa Rosa	San Diego	Nv 27, 11 AM	Pier 11
Pomona	Humboldt Bay	Nv 27, 2 PM	Pier 9
St Paul	Newport	Nv 29, 9 AM	Pier 11
Farallon	Yaquina Bay	Nv 29, 10 AM	Pier 2
San Blas	Panama	Nv 30, 12 M	P M S S
Columbia	Portland	Nv 30, 10 AM	Pier 30
Rio Janeiro	China & Japan	Nv 30, 3 PM	P M S S
Arago	Coos Bay	Nv 30, 10 AM	Pier 13
Corona	San Diego	Dec 1, 11 AM	Pier 11
Umatilla	Vic & Pgt Snd	Dec 1, 9 AM	Pier 9

STEAMERS TO ARRIVE.

| STEAMER | FROM | DUE |
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