

TUESDAY, JULY 22, 1902.

WORTH MILLIONS.

In his remarks, Friday morning, before the business men who had assembled in the reception parlors at the City Hall, Mr. G. M. McKinney, of Chicago, general immigration agent for the Harriman railroad system, said that he had visited the majority of the great experimental stations of the United States and yet he had been able to learn something from his visit to the station at the Oregon Agricultural College...

No state in the Union has so much to offer the energetic immigrant of small means whose aim is to make himself a home and assist in converting the potential resources about him into actual wealth for himself and the community...

Record Your Deed.

Many unrecorded deeds of real property can be brought to light at almost a moment's notice. People seem to be either very ignorant of the law or very careless. This negligence or ignorance or whatever it may be termed, may prove expensive in the long run.

On page 1364, Hill's Annotated Laws of Oregon, 1887, is an article which reads: "Every conveyance of real property within this state hereafter made which shall not be recorded as provided in this title within five days thereafter shall be void against any subsequent purchaser in good faith and for a valuable consideration of the same real property, or any portion thereof, whose conveyance shall be first duly recorded."

For instance, A sells a parcel of land to B, and B fails to have the deed recorded within five days. On the sixth day after the transaction between A and B, C chances to meet A and asks him if his property is for sale. Knowing that no record of the conveyance had been made, A sells the same land to C. The latter acts in good faith throughout the matter and immediately has his deed recorded. The property belongs to C according to law.

On the same page of Hill's Laws for 1897 is a note which reads: "An unrecorded deed is effective as between parties having actual notice, and as to them it carries title. The statute applies only in favor of parties acting in good faith, and a subsequent deed with notice of a prior unrecorded deed passes no title whatever."

On the same page is a note referring to the matter of several conveyances, which reads as follows: "Where neither of several conveyances is recorded within the five days here provided, the one which is first recorded will prevail."—Fleschner vs. Sumpter, 12 Or. 161.

It is possible that there may be later laws bearing on this matter, but we are not informed of them and several of the county officials whose duties bring them into close relation with this subject are of the opinion that the above citations are of the laws at present in force. So it will readily be seen that to be on the safe side in any event, it is an act of wisdom to have an immediate record made of a property that may be acquired.

For What Reason?

EDITOR GAZETTE:—What the taxpayers seem to want to know, is why have the taxes due against the "Hogg lands" not been paid long ago. Why has the sheriff not sold that property for those taxes? The amount delinquent according to the rolls is \$3949.59, covering the years 1895, 1897, 1898, 1899 and 1900. These taxes have been regularly assessed against the property, and are as fair and honest as any on those rolls. Then why have they not been collected?

It is idle to say they are not a valid lien, for the reason that the laws provide for just such people by requiring the county to bid in such property for the delinquent tax.

Why does not the sheriff put this property up for sale and sell it, or let it be bid in by the county? Is not that his duty, if he has the tax in his hands for collection? If he has not those items in his hands for collection, then why not? The law provides what county officers shall do in the way of collecting taxes due the county. Then why have these taxes been allowed to remain delinquent, while other persons property has been sold? Is it in the power of the officers to discriminate in favor of one taxpayer and against other taxpayers?

Corvallis, July 21, 1902.

Price Will Be Stiff.

"Prices of hops are hitting the high places," in the language of a dealer, and no mistake.

The recent windstorm in Oregon, says the Telegram, destroyed about 2000 bales, which at the present price of 20 cents a pound represents a good lump of money, although the loss is considered light to what it might have been when one considers the velocity of the wind.

A cablegram from London says the crop there is improving, and the yield there is estimated at 450,000 cwt, or 250,000 bales, American weight. The German crop is also looking well. There is a big decrease in the New York crop, which is estimated 50 per cent over that of last year.

Whether prices will go any higher or not is problematical. Dealers do not think so. About two-thirds of the Pacific Coast is under contract, and in the hands of dealers, who are selling to brewers at 23 f. o. b. It looks as if brewers will have to dance to the tune of dealers this year, for they cannot very well hide the fact that all of the "olds" are cleaned out. They seem in no hurry thus far to stock up at 23 cents, hoping something will happen to knock the bottom out of the market, but nothing short of a miracle will serve them in getting hops cheaper than the dealers ask this year.

Has Work To Do.

Prof. W. A. Henry, of the University of Wisconsin, who recently made a tour of the Willamette valley in the interest of agriculture and for the purpose of visiting the various colleges, had the following to say of the O. A. C. and her duties: Your experiment station has a good reputation back East among kindred institutions, and no college has a greater work to perform than yours. Much that is useful and helpful in other institutions will not avail for Oregon agriculture. You have peculiar problems in your agriculture which can only be successfully solved by your own station. It must work them out. I sincerely hope the business men will join with the farmer and make common cause in advancing scientific agriculture in Oregon. Everybody is interested in the success and advancement of the agriculture of this region. In the East the governors of the states of Wisconsin, Michigan, Illinois and Indiana all commented on the work of their agricultural colleges and experiment stations in their last annual messages. I mention this to show how matters are changing with us—and I am sure they will change with you in the same way.

The Horse Was Found.

Sheriff Burnett of Benton county, came over from Corvallis Tuesday after a 16-year-old boy charged with stealing a horse. The boy's name is Baker and he made his home with a farmer near Winkler's butte. The boy had been home to visit his mother at Springfield and stayed a week over his time. On his return he was jacked up pretty lively and that evening he went to the barn, took a horse, and when he reached this place, turned the animal loose and started it homeward as he had done on occasions before. The horse was found below here by Sheriff Burnett as he came to town. It is not believed by anyone that the boy intended to steal the horse, but the sheriff could not do less than serve the warrant. No effort was made by the owner to find his horse, but made haste to swear out a warrant for the boy's arrest. Our sympathy is in favor of the fatherless boy.—Junction City Times.

Our Clubbing List.

- Subscribers to the CORVALLIS GAZETTE can obtain the following papers in combination subscriptions with the GAZETTE, at the very low prices stated below; cash in advance always to accompany the order. Those wishing two or more publications named with the GAZETTE, will please correspond with this office and we will quote you the combination price. We can save you money on nearly all publications you desire. The abbreviations, initials and prices are as follows: W, for weekly; S, for semi-weekly; T, for tri-weekly; M, for monthly; S.M., for semi-monthly. The first price represents the subscription rate of the publication alone, and the second the rate for the publication offered in conjunction with the semi-weekly GAZETTE. Oregon Agriculturist and Rural Northwest, Portland, Or., \$2.50; 50 cents; \$1.00. Oregonian, Portland, Or., W., \$1.50; 2.55. Rural Spirit, Portland, Or., Contains a live-stock market report, W., \$2.00; \$1.50. Pacific Christian Advocate, Portland, Or., W., \$2.00; 2.65. The Three-Week World, New York, T. W., \$1.00; 2.20. Homestead, Des Moines, Iowa, A thorough stock and farm journal, W., \$1.00; 2.00. The Republic, St. Louis, Mo., S. W., \$1.00; 2.05. The American Farmer, Indianapolis, Ind., Live stock, farm and poultry journal, M., 50 cents; 1.05. The Cosmopolitan Magazine, New York, M., and Atlas of the World, bound in cloth, 50 pages of latest maps; \$—; 2.50. The Outlook Magazine, New York, M., \$3.00; 3.80. The Abolitionist, Salem, Or., W., \$1.00; 2.00. Table Talk, Philadelphia, M., \$1.00; 2.15. Boston Home News, Knoxville, Tenn., M., \$1.00; 2.30. American Cooking School Magazine, B.M., 50 cents; 1.00. McClure's Magazine, New York, M., \$1.00; 2.40. Twice-A-Week Courier Journal, Louisville, Ky., One of the best papers from the great South, T. W., \$1.00; 2.00. "Daily Fortune," a neat, well written book of 204 pages on all questions concerning dairying, feeding and feeding, the constituent properties of all kinds of feed; 29 combinations forming well balanced rations for dairy cows. Every dairymen should have it. Price with the CORVALLIS GAZETTE one year, \$2.50. Pocket Atlas of the World, 321 pages, containing colored maps of all the states and territories in the United States and every country and civil division on the face of the globe. Also valuable statistical information about each state and country, giving the population of every large city in the world, besides other valuable information. A handy reference work for every person; with CORVALLIS GAZETTE one year, 2.00. American Agriculturist, Chicago, Ill., including copy of Year Book and Almanac, W., \$1.00; 2.00. Farm, Field and Fireside, Chicago, Ill., W., \$1.00; 2.15. St. Louis Globe-Democrat, St. Louis, Mo., no rival as a great modern newspaper, T. W., \$1.00; 2.15. The Weekly Inter-Ocean, Chicago, W., \$1.00; 1.90. Young People's Weekly, Chicago, W., 50 cents; Cincinnati Enquirer, Cincinnati, W., \$1.00; 2.05. The Fruit Grower's Journal, Colden, Ill., M., 50 cents; \$1.75. Farm and Fireside, Springfield, Ohio, S. W., 50 cents; 1.75. Women's Home Companion, Springfield, Ohio, \$1.00; 2.15. Lippincott's Magazine, Philadelphia, Pa., M., \$2.50; 3.25. Eye Month (Music, Song and Dance), New York, M., \$1.00; \$2.15. The Century Magazine, New York, M., \$4.00; 6.05. Hoard's Dairyman, Fort Atkinson, Wis., The best most up-to-date dairy journal in the world, W., \$1.00; 2.00. Oregon Poultry Journal, Salem, Or., M., 50 cents; 1.50. The Pathfinder, District of Columbia, W., \$1.00; 2.05. The Designer, New York, Standard Fashions, M., \$1.00; 2.35.

Dr. Frank Hall and family left last week for their home in Albion, Wash., after a visit to Benton and Polk counties. Robert Wilson returned recently from a trip through Southern Oregon. He thinks Benton county the best place for a home that he has seen. Mr. Ed Croisan, of Salem, was the guest over Sunday of his uncle, A. J. Hall. Mr. Croisan is the newly elected senator of Marion county, receiving the office at the hands of the republicans at the June election. He has also served as sheriff of Marion. Mr. and Mrs. Cram Vanderpool are in Eastern Oregon, visiting relatives, and will make a trip to British Columbia before they return home. They will be absent several weeks. Mr. and Mrs. David Blake have returned from a visit to their sons, in Eastern Oregon. They were accompanied home by their son, George, who will visit in Benton a short time. With his brother, Harvey, he owns an immense sheep ranch in that country, and they are the largest wool dealers in that section. Mr. and Mrs. Robert Hodge visited in Bienna Vista, Sunday.

By way of Correction. ED. GAZETTE: I said in letter of July 3 that the tax roll, page 168-9, for 1901, showed the Coast Land and Live Stock Company's property was assessed at something less than 80 cents per acre, the figures being 16,401 acres and the total valuation being \$13,017, and so it appears on the assessor's roll. But I have had the roll examined further, and that in the sheriff's office, a copy of the other shows that the board of equalization raised this assessment to \$23,510, or \$1.25 per acre. Mr. Davis accuses me of wilful misrepresentation. That is not correct. The lands were assessed as stated in my former letter, but I did not then know that the board of equalization had raised the assessor's figures. CITIZEN.

MILDOON. Mr. and Mrs. Robert Hodge visited in Bienna Vista, Sunday.

M. A. Goodnough Dealer in Pianos, Organs, Violins, Guitars, and small instruments of all description. Manufacturers agent for the World - Famous

Needham Pianos and Organs which have a world wide reputation for their tone, action and durability. I also sell the best automatic piano-player on the market today—the Paragon. Office and residence one block west of court house.

Foley's Honey and Tar for children, safe, sure. No opiates. Corvallis & Eastern Railroad.

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Table with columns: DEPART FOR, TIME SCHEDULES, ARRIVE FROM

72 HOURS—PORTLAND TO CHICAGO No change of cars. Through tickets to all Eastern points via this route on sale at S. P. depot office.

Table with columns: All ling dates, subject to change, For San Francisco, Sail every five days from April 2d.

Table with columns: Daily Ex. Sun. 8 p. m., Saturday, To Astoria & way-landing, Columbia River Steamer, 4 p. m. except Sunday

WILLAMETTE RIVER DIVISION Water Permitting. Steamer Ruth leaves Corvallis for Albany, Salem, Portland and Way Landings, Tuesday, Thursday and Saturday, 6:00 a. m.; returning arrives Corvallis about Midnight, Monday, Wednesday and Friday. E. F. THAYER, Agent, Corvallis. A. L. CRAIG, Gen. Pass. Agent, Portland, Oregon.

SOUTH AND EAST VIA Southern Pacific Company. THE SHASTA ROUTE Trains leave Corvallis for Portland and way stations at 1:20 p. m.

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PULLMAN AND TOURIST CARS on both trains. Chair cars Sacramento to Ogdenville and El Paso, and Tourist cars to Chicago, St. Louis, New Orleans and Washington. Connecting at San Francisco with several steamship lines for Honolulu, Japan, China, Philippines, Central and South America. See F. E. FARMER, agent a Corvallis station, or address C. H. MARKHAM, G. P. A., Portland, Or.

Notice for Publication. United States Land Office, Oregon City, Oregon, July 14th, 1902.

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A Great Saving. All property owners should know it. For one Dollar we will sell you our everlasting Fence Post receipt. To be had at this office. Call for Warrants. Notice is hereby given that there is money on hand at the county treasurer's office to pay all orders endorsed and marked not paid for want of funds up to and including those of March 6th, 1902. Interest will be stopped on same from this date. W. A. BUCHANAN, Treasurer of Benton Co., Or. Dated at Corvallis, July 16, 1902.

BANNER SALVE the most healing salve in the world. Get your Job Work done here

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Notice to Creditors. Notice is hereby given that the undersigned has been duly appointed administrator of the estate of William E. Elliott, deceased, by the County Court of the State of Oregon, for Benton county, sitting in Probate. All persons having claims against said Estate are required to present the same duly verified, to me, at the First National Bank of Corvallis, Oregon, or at the law office of E. Holgate, in Corvallis, Oregon, within six months from the date of the first publication of this notice. GEORGE E. LILLY, Administrator. May 16, 1902.

Notice for Publication. United States Land Office, Oregon City, Oregon, June 28th, 1902. Notice is hereby given that in compliance with the provisions of the act of Congress of June 3, 1878, entitled "An act for the sale of timber lands in the states of California, Oregon, Nevada, and Washington Territory," as extended to all the Public Land States by act of August 4, 1892, JAMES W. WORTHINGTON, of Philomath, County of Benton, State of Oregon, has this day filed in this office his sworn statement No. 5834, for the purchase of the W. 1/2 of Sec. 13, T. 2 S., R. 12 E., Range No. 7 W., and will offer proof to show that the land sought is more valuable for its timber or stone than for agricultural purposes, and to establish his claim to said land before the Register and Receiver of this office at Oregon City, Oregon, on Saturday, the 13th day of September, 1902. He names as witnesses: Michael Flynn, Ernest F. Snyder, Enoch A. Cone and Marshall Allen, all of Philomath, Oregon. Any and all persons claiming adversely the above-described lands are requested to file their claims in this office on or before said 13th day of September, 1902. CHAS. B. MOORES, Register.

EXECUTOR'S NOTICE. Notice is hereby given that the undersigned have been duly appointed executors of the Last Will and Testament of Robert E. Cooper deceased. All persons having claims against said estate are hereby required to present the same duly verified as by the requirements of the laws of Oregon, at Corvallis, Oregon, within six months from the date of the first publication of this notice. THOMAS W. COOPER and GEO. W. COOPER, Executors.

United States Land Office, Oregon City, Oregon, May 8th, 1902. Notice is hereby given that in compliance with the provisions of the act of Congress of June 3, 1878, entitled "An act for the sale of timber lands in the States of California, Oregon, Nevada, and Washington Territory," as extended to all the Public Land States by act of August 4, 1892, GEORGE L. MCMURPHY, of Falls City, county of Polk, State of Oregon, has this day filed in this office his sworn statement No. 5724, for the purchase of the Northeast 1/4 of Sec. 14 in Township No. 15 S., Range No. 7 W., and will offer proof to show that the land sought is more valuable for its timber or stone than for agricultural purposes, and to establish his claim to said land before the County Clerk of Benton county at Corvallis, Oregon, on Saturday, the 19th day of July, 1902. He names as witnesses: Albert N. Robinson and Freeman W. Robinson of Falls City, Ore. and Hart C. Eakin and Joseph E. Sibbey, of Dallas, Oregon. Any and all persons claiming adversely the above-described lands are requested to file their claims in this office on or before said 19th day of July, 1902. CHAS. B. MOORES, Register.

The First National Bank OF CORVALLIS, OREGON. ESTABLISHED 1890. OFFICERS & DIRECTORS M. S. WOODCOCK, President. C. E. MOOR, Vice-President. WALTER T. WILES, Cashier. GEO. E. LILLY, Assistant Cashier. JOHN WILES, Corvallis, Oregon.

Loans Made On all kinds of approved security, and especially to encourage the building up the legitimate business enterprises and industries of this country. Deposits Received subject to check payable on demand. Foreign Exchange Sight exchange and transfers sold available in any principal cities of England, Ireland, Switzerland, France, Belgium, Holland, Norway, Sweden, Denmark, Italy, Russia, Spain, Portugal, Germany, Austria.

Letters of Credit Issued available in the principal cities of the United States. Principal Correspondents Upon Whom We Sell Sight Exchange The Commercial National Bank of Chicago. The First National Bank of Portland, Oregon. The Bank of California, San Francisco, Calif. Anglo-California Bank, San Francisco, Calif. The National City Bank New York. The Bank of New York National Banking Ass'n. Impoverished Bankers National Bank, New York. Philadelphia and Leather National Bank of Boston. Philadelphia National Bank of Philadelphia, Pa.

Notice for Publication. United States Land Office, Oregon City, Oregon, July 14th, 1902. Notice is hereby given that in compliance with the provisions of the act of Congress of June 3, 1878, entitled "An act for the sale of timber lands in the States of California, Oregon, Nevada, and Washington Territory," as extended to all the Public Land States by act of August 4, 1892, GEORGE A. WHEELER, of Portland, county of Multnomah, State of Oregon, has this day filed in this office his sworn statement No. 5778, for the purchase of the N.W. 1/4 of Section No. 14 in Township No. 13 S., Range No. 7 W., and will offer proof to show that the land sought is more valuable for its timber or stone than for agricultural purposes, and to establish his claim to said land before the Register and Receiver of this office at Oregon City, Oregon, on Saturday, the 30th day of August, 1902. He names as witnesses: Elsha V. Spencer of Alsea, Oregon, Frank Klecker of Alsea, Oregon, Samuel S. Ewing of Philomath, Oregon, Charles H. Chipman of Corvallis, Oregon. Any and all persons claiming adversely the above-described lands are requested to file their claims in this office on or before said 30th day of August, 1902. CHAS. B. MOORES, Register.

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Notice of Final Settlement. Notice is hereby given that the final account of Perry R. Kelly, as administrator of the estate of Rosina Such, deceased, has been filed in the county court of Benton county, Oregon, and that the 4th day of August, A. D. 1902, at the hour of 2:00 o'clock P. M. of said day has been duly appointed by said court for the hearing of objections to such final account and the settlement thereof. Dated this 14th day of June, A. D. 1902. Administrator with the will annexed of the estate of Rosina Such, deceased.

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B. A. GATHEY, M. D. Physician & Surgeon. Rooms 14 in Bank Building. Office Hours: 10 to 12 a. m., 2 to 4 p. m. Residence: Corner College and 8th St. Telephone at office and residence. Corvallis, Oregon.

W. T. ROWLEY, M. D. (Homeopathic) Physician, Surgeon, Oculist. OFFICE—Rooms 1 and 2 in Bank Bldg. RESIDENCE—On 3rd street, between Monroe and Jackson. Residence telephone No. 311. OFFICE HOURS—10 to 12 a. m.; 2 to 4 and 7 to 7:30 p. m. CORVALLIS, OREGON.

C. H. NEWTH Physician & Surgeon. Examining surgeon U. S. Pension Bureau PHILOMATH, OREGON.

DR. W. H. HOLT DR. MAUD B. HOLT Osteopathic Physicians. Office on South Main St. Consultation and examination free. Office hours: 8:30-11:45 a. m.; 1:45-4:45 p. m. Telephone 235. Corvallis, Oregon.

DR. JAS. A. HARPER DENTIST Office in Willamette Block Corvallis, Oregon.

E. H. TAYLOR DENTIST. Dentistry of every description done in first class manner, and satisfaction guaranteed. GROWN AND BRIDGE WORK A SPECIALTY Office over Zieroff's grocery store, opposite the post office, Corvallis, Oregon.

E. R. Bryson ATTORNEY-AT-LAW Corvallis, Oregon. Office in Postoffice Building.

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United States Land Office, Oregon City, Oregon, May 3, 1902. Notice is hereby given that in compliance with the provisions of the act of Congress of June 3, 1878, entitled "An act for the sale of timber lands in the States of California, Oregon, Nevada, and Washington Territory," as extended to all the Public Land States by act of August 4, 1892, FRANK A. PIERCE, of Corvallis, County of Benton, State of Oregon, has this day filed in this office his sworn statement No. 5778, for the purchase of the S.W. 1/4 of Section No. 14 in Township No. 13 S., Range No. 7 W., and will offer proof to show that the land sought is more valuable for its timber or stone than for agricultural purposes, and to establish his claim to said land before the county clerk at Corvallis, Oregon, on Saturday, the 19th day of July, 1902. He names as witnesses: Simon P. Fregey of Corvallis, Or., Ernest F. Fry of Charles W. Wilkinson, Weldon Scott, all of Philomath, Or. Any and all persons claiming adversely the above-described lands are requested to file their claims in this office on or before said 19th day of July, 1902. CHAS. B. MOORES, Register.