

The Dalles Chronicle

Weekly

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LAND OF SUNSET SHORES.

Wasco, the Banner County of the Inland Empire.

THE DALLES THE COMING CITY

Our Beautiful Farms and Garden Homes, where Luxury is the Sure Reward of Industry.

THE CHARACTERISTICS BRIEFLY OUTLINED

Our Agricultural Resources Truthfully Set Forth, Devoid of Even a Shadow of Exaggeration - Fruit-Growing is Steadily Becoming a Leading Feature - Stock-Raising is in the Front Rank - Immense Fishing Industries - Climate Unsurpassed in Any Country - Brief Paragraphs on Other Subjects.

In this report of our many resources, I will state, so as not to mislead or misinform those seeking information of our country, that I have secured data from people who have personally visited the entire section of which I have written, and I have endeavored to keep safely within the bounds of reason, and I do not hesitate to say that owing to the natural advantages and facilities which this country possesses there is no better opening for manufacturers in the entire West.

I have also written upwards of a hundred sketches of our business and professional men, and by so doing I expect and welcome criticism, realizing only too well that my little work is incomplete and perhaps somewhat crude in detail. My only excuse is the hurried manner in which it has been prepared. Such being the case, I would crave the friendly indulgence of its readers and ask of them so far as consistent with their good nature "to pass my imperfections by." Thanking a generous public for the liberal support accorded me, I remain,

Yours truly,
G. B. ANDERSON.

The spirit of unrest which now prevails in the states east of the Mississippi seems to have contributed to a widespread desire for a change of base, and as the Star of the Empire courses its way westward, all eyes are turned toward the Pacific for some sign of encouragement, and all ears listen for tidings of the new land of the sunset shores. The success of a majority of homeseekers in this portion of the Northwest inspired multitudes to follow and to try anew their fortunes where success has come to so many. It has recently dawned upon the Eastern mind that the amount of good agricultural land in proportion to the entire area of this region is much greater than has been properly shown, or even supposed. All kinds and branches of farming known to northern latitudes are carried on more successfully in Oregon than in the Eastern or Middle states.

Wasco county is situated on the north boundary of the state, and has an area of about 4000 square miles. The county has a population of 10,492, and an assessed valuation of \$2,893,151.00. This portion of the country, at one time subjected to a tremendous overflow of lava, and in consequence the mountain ranges are composed of basalt, while the prairies of Eastern Oregon and Washington have that same material for a foundation. It is the greatest mass of basalt in the known globe. It is of almost unlimited durability, never washes, is free from rocks and gravel, is easily broken and pulverized. The soil is impregnated with a sufficient quantity of alkali to form a natural fertilizer, being cultivated year after year without apparent loss of any of its productive qualities. In addition to its other virtues this soil manifests a determination to produce the usual crop with or without moisture. All crops are grown without irrigation, the absence of rain from May until after harvest, which, although not as a rule, is sometimes the case, does not materially affect the yield, the porous soil having a happy faculty of absorbing from the atmosphere sufficient moisture to insure the returns for the husbandman's work. The relative productiveness of this soil varies according to the nature of cultivation. With ordinary care in plowing and sowing the yield per acre will be from 30 to 35 bushels, and with a higher cultivation a yield of from 40 to 50 bushels may be obtained, in either case without the aid of artificial fertilizers.

Everything that can be grown in the temperate zone will do well here, though in common with most of the Pacific coast, corn is not extensively raised on account of the cool nights. Wheat, oats,

barley, potatoes and vegetables of all kinds do well and yield abundantly. The staple crop of Wasco county is wheat, and until very recently this was depended upon by the farmers as the sum total of farming. The recent extremely low prices for wheat has changed this and the farmers have found that putting their wheat into hogs and cattle is far more profitable than shipping it.

Growing wheat can be done at trifling expense, and, in fact, it can be put in the stack or barn ready for feeding at a less price per bushel than corn. Here-tofore farmers have shipped wheat and imported bacon and other hog products; now the grain fields of Wasco county are not only supplying the local demand in this line, but the surplus is finding a market in Omaha and Chicago. Oats, barley and rye, all do well, but are not raised in quantities larger than will supply the local market, except such as is cut when in the milk for hay, and they are used almost universally for that purpose. Last year Wasco county shipped about 600,000 bushels of wheat, an amount that will probably not be increased unless high prices prevail, as more and more of it will be fed to stock. Potatoes are a sure crop and yield well, and though raised only to meet the local demand the call from the East met with response here and 15 carloads were shipped last spring. Onions, lettuce and radishes are in the market in March as a rule in great abundance.

Climate and Temperature.

One of the most important questions asked by people in the blizzard and cyclone districts of the East is about our climate, concerning which scarcely too much can be said. The general belief is that latitude determines climate, and this erroneous impression is the most difficult to meet and correct in discussing the weather of the entire region of the Northwest. While the influence of the gulf stream upon the climate of Western Europe is quite generally known, but little appears to be known regarding the effect of the Japan current, warm from the tropics, upon the climate of the North Pacific coast. In fact, the effect is the same, giving this country a climate similar to that of Southern Pennsylvania and Maryland, without sultry and exhausting nights, which are here cool, pleasant and refreshing. The excellence of the climate of this region, which knows neither extreme, is no less marked than that of its famous soil. Spring begins in February, by which time plows are running, and lasts until the middle of June. In the summer, owing to the pure atmosphere, the weather is never oppressive; sunstrokes are unknown here. Winter begins about the holidays, and breaks up in February, during which time—generally in January—we have our "cold spell," but never continuing more than a week or so and causing very little inconvenience. In winter the ground seldom freezes to a greatest depth than 4 to 6 inches, and stock are rarely fed as long as four weeks. Such freaks of nature as cyclones, blizzards, tornadoes and heavy thunderstorms are unknown and a drought is not even dreamed of. Generally the climate is considered a remarkably healthy one. There is a certain odor of cedar and pine that sweeps over the country, making it of peculiar benefit to those who are troubled with weak lungs; and another peculiarity is that diseases absolutely refuse to become epidemic. If diphtheria comes, it is an isolated case. Scarlet fever claims seldom more than two subjects and neither is often fatal. The death rate shows that the percentage is as small here as anywhere in the United States. The nights are always, as elsewhere on the coast, cool and conducive to refreshing sleep.

The Fruit Industry.

It has been but a few years that an idea of our possibilities as a fruit producer has dawned upon the people even of this favored commonwealth. For many years the people raised their own fruit, but had never thought of the possibility of making this one of their principal articles of export. The land in some sections is especially adapted for fruit raising, apples, peaches, pears,

plums, prunes, apricots, cherries and small fruits all seem natural to this climate, and all kinds of berries known to horticulturists mature here quickly and yield most bountifully. Apple trees bear in three or four years, peach trees in the second or third year, prunes and plums also bear early and in great profusion. The different varieties of prunes and plums equal those of Italy and Turkey. Our berries for size and flavor are unsurpassed. The size of the strawberry is phenomenal. This berry is raised in large quantities, not less than \$50,000 worth being sold annually. Hood River and Mosier are as yet the principal points at which they are raised, both being on the line of the railroad, a necessary condition to the shipment of this tender fruit. The variety grown for shipment, and which is the most perfect berry in the world, is the Clarke's Seedling. These berries find their market in the mining towns of Montana, Denver, and in Kansas City and other far Eastern points. We claim, and results appear to justify our pretensions, that the cooler winter climate of this valley matures the wood of the fruit trees and vines better than the comparatively frosty winters of Southern California, thereby producing fruit of better flavor and superior keeping qualities. The fruit belt is of large area and the soil is divided into two distinct and widely-varying classes. The larger area a dark brown loam, composed of decomposed basalt, and is from ten to fifty feet in depth, the latter being not uncommon at the foot of some of the slopes. This soil holds moisture well and grows all kinds of fruit without irrigation. The other is the very sandy soil along the Columbia river. These require fertilizers and irrigation, but are somewhat earlier with their crops.

A Word to Fruit Growers.

It is a mistake to believe that all varieties of trees will do equally as well in all localities. The pioneer who goes into an unsettled valley looks first to the quality of the soil. On finding that to his satisfaction he proceeds to set out an experimental orchard, in which will be found an almost endless variety of trees. Three to five years afterward, when the trees come into bearing, it is an easy matter to determine what will be his leaders. Thus in all sections the orchardist who follows the experimental stage of development has a far safer proposition than has the pioneer. There never has been a time when the outlook for horticulture was better as a business than at present. The people of this country are rapidly appreciating the fact that fruit as a food is not only wholesome, but nutritious; and it has become an indispensable adjunct to almost every table in the land. It is well for the consumption of fruit to be encouraged in every way, as it is beneficial to the health of the people. The man who engages in fruit growing now is sure of a market price that will pay him well for the time devoted to it. There has never been a time when a crop of fruit did not pay well for all its cost, and now that science has come to the aid of the fruit grower, and taught how to combat diseases and the ravages of insects, he is more certain of a crop than ever before. The old way of setting trees and letting them care for themselves is a thing of the past, and progressive men realize that fruit trees require attention as well as any other crop. Orchards should be furnished with the proper plant food and the soil kept under cultivation the same as if it were a crop that can be grown in a year. The day for large orchards is passing, except where large companies have them, and the day of extensive fruit growing is at hand. The small orchard, say of five and ten acres, is to be preferred by the average farmer rather than the large one, which cannot be given proper attention. Let the man who sets an orchard now attend to the location and select those varieties that have proven best in the section, and success will crown his efforts every time. There is no need to experiment on a large scale as one time when no one knew just what to select. The experiment stations have been doing work along this line, and the results are open for anyone who inquires, and there is no excuse for not knowing just what the lay of the land should be for the best results. Those who have good orchards are reaping great profits from them, and those who set orchards in the near future may rest assured that the demand will keep ahead of the supply for a good many years.

Water Power.

Wasco county has unlimited water power; not to speak of the rapids of the Columbia, which have a fall of seventy feet in nine miles, ending three miles east of the Dalles; but which would require considerable capital to control. Deschutes, a fine river 200 miles long, which drains the eastern slope of the Cascades, has a rapid fall, and Hood river, a stream rising in the glaciers of Mt. Hood, falls 6,000 feet in thirty miles, and for the last twelve miles of its course falls seventy-five feet to the mile, and is of volume sufficient to furnish 2,500 horse power for each twenty feet fall. These streams will eventually be used to bring the timber from the mountains, and at the same time will furnish the

power to manufacture it into lumber. And while speaking of the timber, it may not be out of place to add that the immense forests of hemlock on the heads of these streams will furnish unlimited quantities of bark for tanning purposes.

In the earlier settlement of the country it was devoted entirely to stockraising, the prairies and hill-sides being covered with a luxurious growth of bunch-grass, which gave sustenance to vast herds of cattle and horses. For several years that was the sole industry, and the idea prevailed that the land would not grow anything; but as experiments showed that it was a prolific and unfailing soil, the bunch-grass lands began to be turned into wheat fields. In spite of this, however, the stock industry is the least of Eastern Oregon, and is very important one in Wasco county. The sloping hill-sides are covered with cattle, and when a certain distance from the river is reached (usually about thirty miles) the lands are still devoted to stockraising on account of the expense of hauling farm products to market. While the exact figures are not attainable, a conservative estimate of the number of cattle shipped from this point each year shows that the grand total reaches the handsome sum of 208 carloads, or about 5500 head. To this should be added 220 carloads of sheep and 60 of hogs. It is estimated that the cattle and sheep shipped annually from the country tributary to The Dalles will amount to 20,000 of the former and more than 200,000 of the latter, many being driven to market. Thousands of our sheep are driven to Reno, Nev., and from that point are shipped to the San Francisco markets. The assessor's figures for 1894 show that the county has 210,000 sheep, and besides this Crook county, lying to the south of us, has as many more, and both the increase and wool from these vast flocks find their market at The Dalles.

It is hard to estimate the amount of wool grown in this county, for that from Morrow, Grant and Crook counties finds market at The Dalles, Wasco county seat, and considerable comes from Klickitat county, Wash., on the north. It is probably in the neighborhood of 2,000,000 pounds. The Dalles is the greatest wool shipping point in the United States; that is, there is more wool gathered here from first hands. The amounts will run from 4,500,000 to 8,000,000 pounds, or on an average about 3,000 tons. Large fortunes have been accumulated in the industry, and though prices are now low, it is still profitable, and the outlook is brighter on account of the increased and increasing prices of mutton; prices that promise to be permanent, not only for mutton, but for beef, and which will compensate largely for the low price of wool prevailing the last three years.

Fish.

The fishing industry is a large one, and the amount of money made at it, under favorable circumstances, is fabulous. There are two modes of fishing on the middle Columbia—one, the usual one followed elsewhere, the gill-net, and the other peculiar to the location, and admissible only where there is a good current. The latter is by what is known as the fish-wheel, and these in turn are divided into two kinds, the stationary and the scow wheel. As the mode is something new, we will devote a small space to its description. The fish-wheel is simply three wire dip nets mounted on a wheel, which is turned by the force of the current. The wire screen of which the net is composed is a part of the wheel itself, acting as a paddle. The wire is put on diagonally to the radius, and three nets, or screens, compose the wheel. On the scoops these are fastened at the rear end of the boat, the net striking the water at the upstream side, dipping down stream. As the fish are caught running up to their breeding grounds, the net gathers them in, and as it lifts, rolls them toward the center of the wheel, finally emptying them into an inclined chute, down which they slide into the scow. These scoops and wheels cost \$500 to \$1000. They are generally anchored at some point at the head of an eddy, which the salmon seek to avoid the current. The amount of fish they catch in a day, with a good run, is almost beyond belief. Last summer a wheel of this kind was left running overnight at Upper Cascade, near the western boundary of this county, with no one to watch it. The salmon were running well, and in the morning the owner, going to his wheel, was surprised to find it sunk. It had caught salmon enough to sink the scow, probably 15 tons in 12 hours. This, of course, was during an unusually good run of fish.

There are three canneries in the county where the salmon are preserved—one at Senfert's, three miles east of The Dalles; one at Tumwater, 12 miles east of us, and the other in the city. The latter was built last spring, and the season that opened April 10 began its first run. The others have been in operation several years. Last year, owing to the extreme high water, although the season ends on August 10, and the cannery did not begin operations until June 10, 77,000 cases of 48 pounds each were packed. These fish were all caught near the canneries, and hundreds of tons more would have been caught if the canneries could be had at the mouth. Besides this, probably twice as many fish were caught near the Cascades (this county) and shipped a few miles down the river to the Warrendale cannery. Generally many carloads are sent East in refrigerator cars and sold fresh in the Eastern cities. The sturgeon fisheries, although on a much smaller scale, yield considerable revenue. The Columbia sturgeon grow to immense size, an 800-pound fish being no great rarity, and 1100 pounds being sometimes reached. The latter business requires no capital but a boat and line, probably 100. Of recent years the sturgeon has been bringing better prices than salmon, and during the season last fall and winter some of the fishermen averaged \$20 per day.

Manufactories.

The immense amount of wool received

here naturally suggests that it would be a fine place for a scouring mill, which it undoubtedly would; and this is an industry that will soon be established here, as the opportunity is too good to long remain open. There is, besides, room for numerous other factories. A woolen mill ought to have been running long ago, and only the great difference in wages between the Pacific and Atlantic coasts has prevented it. As wages are gradually equalizing themselves throughout the country, this objection is no longer tenable. We already have a fine roller mill, producing 100 barrels of flour daily, if run to its full capacity; but there is room for more, as the supply of wheat is unlimited, last year's shipments amounting to 600,000 bushels, and the local market utilizes the bran and shorts. A cannery is another necessity, to use up the surplus fruits and vegetables; and a soap factory would find plenty of material and a good market. We have a fine meat packing establishment, its products ranking high, and not beginning to supply the demand.

A flume from the mountains brings a large portion of the wood supply and lumber for the local market. At its head are vast forests of hemlock, the bark of which is the very finest for tanning purposes; and as there are hundreds of dry hides shipped from here East and brought back again in the shape of manufactured products, it is evident that a tannery, and with it a shoe and harness factory, would be profitable investments. Indeed, the field is a promising one, and the above are only suggestions in the line of what might be done here.

About Land Titles.

Comparatively few people know what constitutes a perfect title to real estate, and very frequently persons invest their money in lands without knowing anything about the actual condition of the title. It is not the purpose of this article to explain what constitutes a good title; that is a question for lawyers to determine. But we wish simply to direct attention to a few simple but very important matters which are generally overlooked by people when buying and selling land or lending money on real estate security. Many persons buy and sell land in about the same off-hand manner that they would buy and sell hay or horses. Everybody knows that deeds and mortgages have to be recorded, but few seem to realize that the record is really what determines the validity of the title. For example, the deed you hold may have been drawn by the most skillful lawyer and made perfect in every particular, but if it is not properly recorded your title is defective until the record is corrected. Perhaps there may have been a mortgage against the land and you may know that it has been paid and satisfied long ago; but unless the record shows a proper cancellation your title to the land is imperfect. Property often changes hands through the medium of sheriffs and administrators, and unless the record shows clearly that all such transfers were in all respects legal and regular the title is defective and must be perfected.

We have shown, therefore, that the record relating to land titles is the all-important thing, and no person should invest any money in any land on anybody's word as to the condition of the title; and nobody can know what the record discloses without an examination. That is what an abstract is for—to show exactly what the record discloses concerning everything that in any way affects the title to any particular piece of land, in such form that an attorney can tell without searching the records himself whether or not the title is good, and if not good, he can point out the defects and tell what is necessary to remedy them. An abstract, corrected or extended to date, is as essential to the transfer of a piece of land as the deed itself. It should be considered as an appendage to the land and always go with the deed. If this rule were followed, the expense would never be burdensome to anybody, because there would be very little for the abstractor to do each time, and if defects were discovered in the record they could be righted at once with little or no expense. But under the present method, or rather lack of method, if a man is called upon to furnish an abstract it costs him for the abstract alone, according to the number of times his property has changed hands or been incumbered, and if defects are found, which is almost sure to happen if the title is at all old, it may cost him a considerable amount of money as well as trouble and annoyance to supply the remedy. If all who buy land or invest in mortgages would insist on a complete abstract every time, the cost would be very trifling and it would often avoid trouble and expense in the future.

THE DALLES THE COMING CITY.

Altitude 160. Population 3300. The county seat of Wasco county, situated on the O. R. & N. company's line about 88 miles easterly from Portland. The site upon which The Dalles is located is one of the most picturesque on the continent. The broad and beautiful expanse of scenery surrounding it cannot be surpassed. The window openings of every stately structure in and about the city frame a picture of some scene that delights the eye. The Dalles, unlike most Western towns, has never experienced the ups and downs of a forced boom with its demoralizing effects. The growth of the town has been steady and permanent, based upon actual demand, and what is found here can be accounted for upon that basis of existing to supply a present instead of a prospective demand. As a trading point The Dalles ranks with the ordinary town of twice its size, this being accounted for by the nature and extent of its tributary nature.

The city is well governed and economically administered, owns its own water works, operated by gravity system and furnished to consumers at low rates and affording ample fire protection. First-class electric light plant, with lines to all parts of the city, furnishing illumination as cheaply as in older and larger cities of the coast. The city is provided

with an excellent public school, which will be spoken of in another column, a substantial brick court house, several churches of different denominations, all creditable edifices, and our social advantages are as desirable as can be found in any Western town. While The Dalles is justly proud of her business enterprises and the outlook for the future is certainly good, it is only fair to state that there are sufficient business concerns of every size and character for present business needs; that there is sufficient labor here to fill market demands. The city is growing and there are good inducements held out to investors. The field is yet half occupied and the resources of the surrounding country and the advantages of the town afford excellent opportunity for establishing mills and manufactories. The city is among the foremost in fraternal orders, all in good financial standing, some of which are the Masons, I. O. O. F., K. of P., Maccahees, G. A. R., Daughters of Rebecca, etc. We cannot describe The Dalles and the lands that surround her. We can give but a few plain facts and call upon our Eastern readers to come and see the land endowed by nature with every precious gift, the land of boundless opportunities, the land of progress and integrity, the land which can give capital the best, the safest investment to be found in America, the city and the country that can and will deal generously with the manufacturer, the capitalist or the farmer. The Dalles can provide the power, the water and the facilities.

THE REGULATOR LINE.

A Delightful Trip on the Middle Columbia River.

The Dalles, Portland & Astoria Navigation company has become very popular under the title of "The Regulator Line." The company was organized in the summer of 1891, and its boats made their first trip on September 1 of that year. The stock was almost exclusively taken up by the business men of The Dalles and other residents of Wasco county. It was essentially a home company in everything that that term implies, and as such was exceedingly popular from the beginning.

The record of what the line has accomplished for the region tributary to The Dalles is as marvelous as any in the history of transportation. In the form of reduced rates it has put annually into the pockets of Oregon and Washington producers a sum many times greater than the entire cost of the line.

The Regulator line levies a contribution for the producer on every pound of freight shipped through the Columbia pass, whether by rail or boat, extending its influence far beyond the region immediately tributary to its Eastern terminus, and contributing to the financial benefit of thousands who never gave a dollar directly to its support. For these and many other reasons that cannot be mentioned here, the "Regulator Line" is believed to be the most popular transportation line on the Pacific slope, and this proud position it has attained in spite of the bitterest and most persistent competition, by the sheer force of superior merit and generous and gentlemanly treatment of its patrons. Thus, while the line has operated during the hardest commercial and financial crisis ever experienced by the present generation, the "Regulator Line" has gone steadily forward, improving its plant and increasing its facilities for handling its business.

The company has now at The Dalles a warehouse, with a main floor area of 18-300 square feet, with reservations for wings when they shall have become necessary, that will nearly double this extent. The company is thus enabled to store all the wheat, wool and other products that may be brought to it, until such a time as the owners may dispose of the same and hold merchandise and other shipments for the interior until called for by the consignee.

A brief sketch of the history of the Regulator Line would not be complete without reference to its superior attractions as a route for tourists. The line covers 100 miles of a river whose average width is a little over one mile, and that pours into the Pacific ocean a volume of water that ranks it as fifth among the great rivers of the world. From the moment the steamer leaves the dock at Portland till she completes her trip at The Dalles, the traveler passes in full view of one continuous, majestic panorama of natural objects, many of which have become household words in the vocabulary of the tourist. We mention a few points of interest. For instance, at a point near the mouth of the Willamette may be seen five snow-clad mountains ranging in height from 9750, to 14,444 feet. Along the way are Moltonmah Falls, Ocoonta Falls, Bridal Veil falls, Rooster Rock, Cape Horn, Castle Rock, and the rapids of the Columbia at Cascade, where the government locks have been built at an expense of about \$4,000,000. Ample time is given to inspect the works and view the cascades. The Regulator Line is the only daily line whose steamers navigate the "rapids of the cascades," where for a few weeks during the June freshet the steamers descend in eight minutes the five miles that it takes an hour to steam up, taking advantage of every eddy the while. Continuing up the river from the Cascades the scenery changes, and many objects of interest are passed. At Hood River the Columbia cuts its way through one of the finest fur belts in the world. The bench lands of Hood River, White Salmon, Mosier, Lyle and The Dalles, produce apples, pears, peaches, plums, cherries and strawberries, that cannot be beat, and that carried off first prizes at the world's fairs. The immense fish-wheels that dot the banks of the Lower and Middle Columbia add to the interest of the trip. The boat's officers are selected with special care as to politeness, attention and courtesy, as well as skill in their respective offices. Information that will interest the traveler is cheerfully given. The cuisine is in charge of the most competent stewards. The tables are always supplied with the

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