

TENANTS TO OWN THEIR APARTMENTS

Movement Is Started in New York Which Bids Fair to Reduce High Rents.

MANY CHANGES MADE

Each Tenant in Apartment House is Asked to Put Up a Certain Sum and the Purchase is Made—Manager Appointed.

(By Associated Press.)

NEW YORK, June 15.—An "own your own apartment" movement is in full swing here. Two late evidences of its growing strength are the purchase by the tenants for \$2,500,000 of an apartment house on Fifth avenue and the starting of construction of a co-operative apartment on Park avenue, which is to cost \$4,000,000.

Just the other day it was announced that Woodrow Court, an apartment house occupying the entire block front on upper Broadway, between 165th and 170th streets, has been sold for \$600,000 to the 53 families residing in the structure. This is said to be the first deal of such magnitude to be 100 per cent co-operative and in which tenants of moderate means have participated. In this deal each tenant only put up a few thousand dollars in cash. In the Fifth avenue transaction each tenant was called upon for \$150,000 in cash.

Starting about eight months ago, the transactions in co-operative buying of apartments have mounted in volume until they are permanently a feature of realty dealings and all of the larger real estate agencies maintain special departments in which employees do nothing else but handle the sales of apartment houses to tenants. This is generally a profitable transaction for the owner for tenants are willing to pay more to retain their homes than operators or investors would pay and it is said to be profitable for the tenants in that they assure themselves of homes at a cost of only about seven years average rentals.

Tenants are approached both individually and through mass meetings when agents have apartment houses to offer. The tenants are given a certain length of time to decide and if they wish to take the property the agents for a company to own the building to which only tenants may subscribe to stock. The purchaser of the stock gets a 99-year lease.

The shortage of office and commercial space has been only second to that for housing purposes in New York, and co-operative purchasing of offices and loft buildings by tenants has begun, although it has not as

MANUEL QUEZON



Manuel Quezon, president of the Philippine senate and leading figure in the fight for the political independence of our Pacific possessions.

yet reached the proportions of apartment purchasing by tenants. Transactions in business building differ from apartment sales in that while co-operative buying is done it is seldom 100 per cent so, the usual deal involves the purchase by a club of a half dozen or so business tenants, who apportion the space among themselves and then lease the remainder. The management in both cases is generally vested in some well-known agent under the direction of the tenant owners.

Breezy News From Drain

Mrs. R. E. Haworth has gone to Portland to undergo a serious operation.

Mr. and Mrs. Deid. Huntington Jr. are enjoying a visit from their little son, who has been spending the past winter with his grandparents at Lebanon.

Mr. and Mrs. Delbert Gorsline are the proud parents of a 12 1/2 pound daughter, born June 6. Mrs. Mary V. Cool and little son Norman are spending their summer vacation with the former's sister, Mrs. D. V. Kuykendall, and family at Klamaith Falls.

Mrs. Wm. Lovens, of Elkton, is visiting at the home of her son, Delbert Gorsline.

Dr. H. A. Canfield returned the first of the week from Portland where he went for the purpose of taking a post-graduate lectures in medicine. Mrs. Canfield and little son Earle spent the time during Dr. Canfield's absence visiting with relatives at Rolland.

Mrs. Jane Walker, of Elkton, is quite ill at the home of her daughter, Mrs. T. H. Fannan.

Considerable property in and around Drain has been changing hands of late, which looks well for the prosperity of the town.

Mr. Hocking, Sr., has started a first class meat market in the Sanders building.

On account of the recent rain, road work has been progressing rather slowly.

W. G. Cool, proprietor of the Ward confectionery, is now neatly settled in his new location and is enjoying an excellent trade.

Barton Pirini and Mr. Haney, of Anlauf, were doing business in Drain Tuesday.

Mr. and Mrs. Wm. Hedrick, of

LOVE and MARRIED LIFE by the noted author Idah McGlone Gibson

MARY'S MONEY.

I noticed, however, that John was determined not to find any fault with me on any subject, and again I blessed my baby, for I thought perhaps she would make him more considerate of me in the future as she was doing now.

"What are we going to do with this \$25,000, Katherine?" asked John.

"Why, we are not going to do anything with it, John," I answered. "It isn't ours; it is Mary's."

"Don't you think we might put it into the new house and turn the house over to her?"

"I think it would look very strange to Charles. Are you hard pressed for money, John, so much so that you are worrying about the payments on the house?"

"No," answered John slowly. "It just occurred to me that it would be very nice to pay off the house immediately."

"My heart sank for I understood that this was not what John was thinking about at all. The thing that was uppermost in his mind was the fact that here was \$25,000 belonging to some one of his family, and that as such he should dispose of it in any way he pleased.

"To invest it for Mary."

"What I would like to do with it is John's, or rather what I would suggest being done with it is that we should ask Charles to invest it for Mary."

"I don't see why we should do that."

"Well, it would be a rather graceful thing to do, if intended it for Mary, you know."

"Well, it will be against my judgment to do anything of the kind with this check."

"I can't understand, Katherine, why you are so averse to your husband having the management of any money that belongs to you or to your child."

"Simply because, John, when you set your hands on any money you look upon it as yours and manipulate it in any way you please without consulting me; and worse than that,

you never allow me access to it without your consent, which is always given very grudgingly."

"You are always harping on this question. I never could understand why a woman whose bills are all paid, as yours are, should need any money. I should think you would be glad to have some man pay your bills. If you only knew what hard work it would be to make money I am sure you would be glad to have someone relieve you of the details of spending it. All you have to do is to go and buy what you want. Your credit is good anywhere."

"Yes, I think my credit is good anywhere except with you, John."

New Woman Notions.

"Say, Katherine, are you going to get these new woman notions? I have heard enough of that sort of thing from Alice lately, and I have seen a good deal of it since she came home. Did you know she has gone into politics? I should think Tom would get so tired of hearing her tell of the principles and programs of her party, and what the women are going to do in the election, that he would apply for a divorce."

"If Alice wasn't such a pretty woman I don't believe any man would stand for her. She doesn't seem to understand that in the mind of the masculine sex a good complexion means more than a good argument. I don't want to argue with women. When I argue I want to sit down comfortably with a man where I can swear at him if necessary. I want to be able to tell him where he gets off. But when I talk to a woman I want to compliment her and have her flatter me."

"In other words, you want airy perfillage and flattering lies from a pretty woman's lips and cold logic and stern facts when you talk to a man."

"Yes, that's the idea perfectly—variety is the spice of life, you know."

I turned impatiently. Such talk was an insult to my intelligence.

Tomorrow—The Old Struggle.

Old Version of Man's Creation.

The religious customs of the Assyrian Sumerians 6,000 or more years ago is given in the fourth volume of translations of tablets in the British University museum by Dr. Stephen Langdon, who was for three years curator of the Babylonian section of the university. The Sumerian tablets tell of the creation of man from clay by a woman deity. This goddess protects her creations from the flood by saving Ziusiadr (Noah), and the latter lands to Paradise and eats of forbidden fruit of his own accord. There is no Eve in this theory whatsoever. The Sumerians believed that ten patriarchs ruled some 100,000 years before the flood, that it was about 35,000 years thereafter before Cyrus came down and conquered the kingdom. The historical tablets at the university museum are the most elaborate in existence. No other records purport to give such a record of human existence.

He Sells It Twice.

"Before any one of the department managers of a big western concern places any important new policy before the president for approval, he explains the plan in full to one of the other department heads, and obtains either his approval or his disapproval," says a writer in System, the Magazine of Business. "Then if his plan is approved and he takes it to the president for his O. K., the fact that the other department head has endorsed the plan makes it easier for the president to judge, without giving too much thought to the details. Furthermore, this method decreases the number of undesirable plans, that are brought to the president's office; frequently, when one manager presents his plan to another, he is shrewd why it is not practicable, or how it would conflict with some fundamental policy."

Birthplace of Famous Ships.

Many famous warships were built and launched at Portsmouth, N. H., the first being the Magna ship, built in 1589. It was followed by the Red Rover and by the America in 1740, all of the British navy. The first vessel of the continental navy launched there was the 22-gun Raleigh in 1775. The second was the 16-gun Ranger from whose deck John Paul Jones received the first salute to the Stars and Stripes on February 14, 1778. The British Congress, sent by the Confederates, which sank the Confederate steamer Alabama off Cherbourg, France, were two other famous Yankee vessels built at Portsmouth.

Oldest Confection.

The greater part of black licorice is derived from Spain, where it is made from the juice of the plant and mixed with starch to prevent it from melting in hot weather. The licorice plant is a shrub that attains a height of three feet and it grows wild where its roots reach the water. It flourishes especially on the banks of the Tigris and Euphrates rivers. Since the valley of the Euphrates contained one of the earliest civilizations in the world, the probability is that licorice is about the oldest confection in the world, and the taste which the boys and girls of today like so well was enjoyed by the youngsters of three thousand years ago.

THE TRUTH ABOUT EVIDENCE

Some Difference Between Its Theoretical Purpose and Its Presentation in Legal Practice.

Evidence is that portion of the truth which your lawyer thinks will impress the judge or jury in your favor. Any other portions of the same truth must therefore be irrelevant and immaterial and should not be admitted as evidence. This evidence is both part truth and partial truth.

The theoretical purpose of evidence is to bring out the truth, the whole truth and nothing but the truth, in legal practice, however, it is used to emphasize only certain portions of the truth, to color other portions as to imply things that are not the truth and to cover up the rest of the truth.

There are several kinds of evidence. Circumstantial evidence has probably convinced more innocent parties than any other kind. Documentary evidence has no doubt convicted more guilty parties than any other kind. And counter-evidence cannot always be made to count.

Truth crushed to earth may rise again, but not if your lawyer's objections are sustained by the court. Verily the weaker after truth has no business in a modern courtroom.—Otis C. Little.

CARD OF THANKS.

We wish to thank all neighbors and friends for sympathy and assistance during the recent illness and death of our daughter, Joan, also for the beautiful floral gifts. MR. AND MRS. DENNIS MATTHEWS.

777 F. T. D. 777

NOTICE OF SALE OF GOVERNMENT TIMBER.

General Land Office, Washington, D. C., June 1, 1929.—Notice is hereby given that subject to the conditions and limitations of the Act of June 9, 1916 (29 Stat., 218), and the instructions of the Secretary of the Interior of September 15, 1917, the timber on the following lands will be sold July 12, 1929, at 10 o'clock a. m., at public auction at the United States land office at Roseburg, Oregon, to the highest bidder at not less than the appraised value as shown by this notice, sale to be subject to the approval of the Secretary of the Interior. The purchase price, with an additional sum of one-fifth of one per cent thereof, being commission allowed, must be deposited at time of sale, money to be returned if sale is not approved, otherwise patent will issue for the timber which must be removed within ten years. Bids will be received from citizens of the United States, associations of such citizens and corporations organized under the laws of the United States or any state, territory or district hereof only. Upon application of a qualified purchaser, the timber on any legal subdivision will be offered separately before being included in any offer of a larger unit. T. 22 S., R. 5 W., Sec. 7, NE 1/4 NE 1/4, yellow fir 325 M., NW 1/4 NE 1/4, yellow fir 300 M., SE 1/4 NE 1/4, yellow fir 400 M., NE 1/4 NW 1/4, yellow fir 425 M., SW 1/4 NW 1/4, yellow fir 150 M., red fir 200 M., NE 1/4 SE 1/4, yellow fir 150 M., red cedar 100 M., NW 1/4 SE 1/4, Douglas fir 1100 M., red cedar 20 M., SE 1/4 SE 1/4, yellow fir 500 M., red fir 100 M., red cedar 20 M., SW 1/4 SE 1/4, Douglas fir 650 M., NE 1/4 SW 1/4, Douglas fir 690 M., SW 1/4 SW 1/4, Douglas fir 400 M., NW 1/4 SW 1/4, Douglas fir 640 M., red cedar 35 M., none of which to be sold at less than \$2.00 per M., T. 21 S., R. 4 W., Sec. 7, NE 1/4 NE 1/4, fir 650 M., NW 1/4 NE 1/4, fir 600 M., SE 1/4 NE 1/4, fir 350 M., SW 1/4 NE 1/4, fir 500 M., SE 1/4 NW 1/4, fir 550 M., NE 1/4 SE 1/4, fir 350 M., NW 1/4 SE 1/4, fir 500 M., SE 1/4 SE 1/4, fir 750 M., SW 1/4 SE 1/4, fir 1000 M., NE 1/4 SW 1/4, fir 600 M., NW 1/4 SW 1/4, fir 500 M., SE 1/4 SW 1/4, fir 550 M., SW 1/4 SW 1/4, fir 550 M., none of which to be sold at less than \$1.75 per M., Sec. 25, NE 1/4 SW 1/4, red fir 1200 M., cedar 10 M., NW 1/4 SW 1/4, red fir 1150 M., NW 1/4 SW 1/4, red fir 1100 M., SE 1/4 SW 1/4, red fir 1200 M., cedar 60 M., red fir to be sold at not less than \$1.80 per M., and the cedar at not less than \$5.00 per M., T. 21 S., R. 5 W., Sec. 15, NE 1/4 SW 1/4, fir 325 M., NW 1/4 SE 1/4, fir 375 M., SW 1/4 SE 1/4, fir 425 M., none of which to be sold at less than \$1.50 per M., T. 36 S., R. 5 W., Sec. 25, NE 1/4 NE 1/4, fir 140 M., pine 60 M., NW 1/4 NE 1/4, fir 200 M., pine 100 M., SE 1/4 NW 1/4, fir 200 M., pine 15 M., SW 1/4 NW 1/4, fir 250 M., pine 50 M., NE 1/4 SE 1/4, fir 150 M., pine 150 M., SE 1/4 SE 1/4, fir 275 M., pine 10 M., SW 1/4 SE 1/4, fir 220 M., pine 70 M., NE 1/4 SW 1/4, fir 370 M., pine 150 M., NW 1/4 SW 1/4, fir 10 M., pine 250 M., SE 1/4 SW 1/4, fir 80 M., pine 220 M., SW 1/4 SW 1/4, fir 225 M., pine 90 M., the line to be sold at not less than \$4.00 per M., and the fir at not less than \$1.25 per M. (Signed) CLAY TALLMAN, Commissioner.

PROFESSIONAL CARDS

MRS. E. D. OWEN—Cut Flowers Phone 240. 405 W. Cass.

M. M. B. PLYLER—Chiropractic Physician, 212 W. Lane St.

M. R. P. BRADFORD & WIFE—Chiropractors, West Roseburg Phone 46-74.

M. CLAIR K. ALLEN—Dentist at 333 Packins Building, Roseburg Oregon. Office hours 9 to 12 a. m., 1 to 5 p. m. Phone 65

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this year, or the coupon system, which are the best for everybody. Books are now on sale at \$5, \$10 and \$20 each. Please your order for book now and avoid the rush later, when we are very busy. The price is one cent per pound.

Roseburg Ice Co. C. B. CANNON, Mgr.

The Woman's Missionary Society of the M. E. Church, South, will hold a cooked food sale at Vosburg Bros.' store Saturday, June 19.

CLASSIFIED COLUMN

All Classified Advertisements inserted new today will be found on last page under "New Today" head.

WANTED.

WANTED—Waitress at Hotel Umpqua.

WANTED—To buy or rent a house. Phone 418-J.

WANTED—Lunch counter girl at Hotel Umpqua at once.

WANTED—Cheap horses, See Judd, Empire barn, Roseburg.

WANTED—Girl for general housework. Call at 143 So. Kane St., or phone 372.

WANTED—About 1000 feet good second hand flooring. Address 917 So. Main St.

WANTED—Old iron. Will pay \$10 per ton for it delivered at Berger's Junk Shop, Roseburg.

WANTED—Teacher for Happy Valley school, District 87. Address N. A. McCulloch. Phone 17-F3.

WANTED—Ten to 15 head of young goats. R. S. Hutton, Wilbur, Or. Phone 21-F 11.

WANTED—Teacher for Gleggery school, Dist. No. 109. M. M. Cooper, Clerk, Roseburg, Ore.

FREE BOARD for a little janitor work each evening. Call at Cafeteria at once.

WANTED AT ONCE—Ford roadster body. Also storage tank not less than 200 gal. capacity. Ray's Suit Shop.

WANTED by experienced accountant several small sets of books to keep; systems installed; audits made reasonably. Address J. D. Wynne, care News-Review.

HELP WANTED—WANTED HELP—Ex-service men and others furnished employment free of charge. Contractors, ranchers and farmers place your orders with us for help. Our services are free both to employer and employed. Lawrence-Cordon Co., 125 Cass St. Phone 219.

FOR RENT—House, close in. Phone 58-Y.

FOR RENT—Garage. Inquire at Foutch's Confectionery.

FOR RENT—Partly furnished house 427 East Ave. Phone 378-J.

FOR RENT—2-room furnished flat, close in. 119 West Lane St.

FOR RENT—Good house, well furnished, including piano. Phone 202-J.

FOR RENT—Small house, modern, close in. Inquire of Packins Bros., old Review building.

FOR SALE—Indian twin motorcars, with Presto light and luggage carrier, a snap at \$40. See it at Nash Garage.

FOR SALE—One good grade oak 1100 pounds, \$124. Broke to 80, and sure a bargain. R. L. Morrison, Riddle, Oregon.

WE HAVE 1 BBL. of arsenic & lead spray left. Will sell at bargain if taken at once. Pack Fruit & Produce Co.

FOR SALE—Kitchen range, 6 hot good water coil, 50-pound low kitchen cabinet, all in splendid condition. Call at 244 So. Packins.

FOR SALE—One 25 H. P. Ford Steam Tractor, \$1200; one 300 lb. 3 Portable Gaar-Scot Mill complete with belts and saws, \$1000. Oregon Machinery Co., Eugene, Ore.

FOR SALE—Chalmers master 22 bug; lots of speed and pay; good mechanical condition. Inquire at Sunset Garage.

FOR SALE—Modern 5-room house in good condition, 2 lots, \$1000. fair barn, used for garage, \$1400. E. A. McKean, Roseburg, or call A. J. Liburn & Son's store.

FOR SALE—We have the following cars for sale: One Ford touring car and one Overland Model 31 touring car. Umpqua Auto 594, Winchester St.

DRYER PIPE—I have a limited amount of iron for dryer pipe, farther supply doubtful; immediately is not too early to put in your order. J. H. Slinger.

FOR SALE—One full blooded O. I. C. bear, 2 years old, a fine big and a good buy, if taken soon. See five good sows not bred. Brox, Glide, Ore. Phone 14-72.

FOR SALE—Italian prune trees full delivery. Order now, prices may advance. 6 to 8, \$60; 4 to 6, \$40; 3 to 4, \$24. R. L. Ellis, three miles west, Roseburg, Oregon.

COAL, BODY WOOD—Shalwood mill ends, cement, lime, plaster, storage, transfer. H. J. Dent, Phone 128.

FOR SALE—Jersey cow, he fresh soon. Also grade Percheron stallion, a good one; a grade Durham bull; and practically new threshing machine, 20-32. Rice Bros., Dillard, Ore.

FOR SALE—Good early fall wheat crop, about 25 ac. clean wheat and gray oats, 3 ac. wheat; 1 acre 1/2 gray turkeys, hogs, sheep and one fine 3-year-old heavy mare. Come in on a good smooth road, and make offer. C. H. Van De Vort, Roseburg, R. 1, Box 144. Near the Winston bridge.

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Connections at Myrtle Point to and from Marshfield, Coquille, Bandon and Powers. Fare \$6.43, including war tax. Reservations at main office, 105 Cass St., near depot, Phone 393, or Umpqua and Grand hotels, Rapp's store.

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