

BUILDING AND REAL ESTATE PAGE



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Roseburg Property Values Trend Upward

IMPROVEMENTS AND BRISK DEMAND FOR HOMES SHOW STRENGTH OF CITY REALTY

Property values in Roseburg are on the up-grade, according to H. O. Fargeter, secretary of the Umpqua Savings and Loan association, who bases his statement on the reports of the company for the past year. For the past three and a half years, he states, property values have been showing some decrease, but the first of this year saw them at the low point, and since January 1, there has been a strong upward tendency.

Values during the first six months have become stabilized. There is a growing demand for homes. Few desirable houses are vacant in the city at present, and several new residences are in course of construction. The association was forced to take over several residences during the past three years, due to delinquent payments, but a recent sale of two of these buildings, relieved the organization of its holdings without loss. The sales were made easily, and several inquiries are still on file showing that there is an increasing interest in the purchase of homes.

Payments Are Better Mr. Fargeter also reports that payments are far better this year than for several years past. Whether or not this is an indication of better labor conditions, increased wealth, and the community's easier money he is unable to say, but the records show that borrowers who for several past years have been having difficulties in keeping up their payments on loans, have fully made up their delinquencies and are now paying regularly and apparently without any great difficulty.

Further indications of interest in local property is also shown in the fact, Mr. Fargeter says, that many houses have been improved during the past few months. Additions have been built, interiors remodeled and exteriors and interiors repainted and decorated. The records of the association, Mr. Fargeter says, give a very good measurement of property values, and the operators closely watch the property trend in order that they may fully safeguard the association's investments. A study of the returns so far this year, he declares, are definitely indicative of a very satisfactory upward trend in real estate values in Roseburg.

This Fine Year The association has just completed a very satisfactory year, Mr. Fargeter reports. The report, presented to the stockholders at the recent annual meeting and election, shows resources of \$568,990 and a paid up capital stock of \$1,152,000. Seventy-eight loans were made last year aggregating \$128,911.95, giving an increase of approximately \$26,900 over last year. Total loans now outstanding are \$343,900. The association is in its twelfth year and during this entire time has never been forced to check off a loss. On several occasions property has reverted to the association through delinquency, and for the past two years several houses have been carried by the association, but in each case sales have been made in sufficient amount to pay up the amount delinquent, saving the association from any loss.

Earnings during the past year amounted to \$38,542.18, which permitted a dividend of 8 per cent. Due to the fact, however, that the supreme court is now considering

CONTRACTS FOR PRUNE DRIERS IN EXCESS \$90,000

Huge Crop Necessitates More Facilities for Putting Product on the Market.

Other Deals Pending Are Expected to Bring the Total Amount to Over \$100,000.

Contracts for construction of prune driers, aggregating approximately \$90,000 have already been signed, and several additional driers are in prospect. Seven Miller dehydrators and three of the Puchinelli type have been ordered and installation will be completed during July and August. Leake and Devers, local representatives of the Miller dehydrators, have negotiated the deals for the plants put out by the firm for which they are agent.

Main Brothers, of Kellogg, have ordered a drier of large capacity, and will handle 500 to 1,000 bushels of prunes daily. They recently sold their custom drier in Oakland to a group of Oakland investors. A drier of similar size has been ordered by Busenbark Brothers of Melrose, who are erecting a building to house the equipment. These plants, together with the buildings to house them, will cost, it is estimated, in excess of \$12,000.

Another large drier, of equal size with the one at Oakland and at Melrose, is to be erected by L. N. Miller at Garden Valley. It is to be built by custom drying.

J. H. Booth has contracted for a 400-bushel drier at his large ranch north of Myrtle Creek. Mr. Booth's drier was destroyed by fire two years ago.

Fred Bueck at Kellogg has already started construction of a 400-bushel drier, which will cost in the neighborhood of \$8,000.

Two smaller plants, having a capacity of from 250 to 300 bushels per day, are being built by Charles Watson of Lookingglass and E. V. Bombs of Ruchles. They will cost about \$4,000 each.

Fred Purin of Oakland, W. A. Burr of Riverside and the Curry estate have each ordered Puchinelli driers of large capacity averaging about \$10,000 each.

All of these plants will be of the latest improved type, practically fireproof, and built to give the greatest efficiency in prune drying operations.

The construction work is made necessary by the unusually heavy crop expected this year, making it imperative that additional drier space be provided to take care of the fruit.

In addition to money expended for new plants, growers are spending several thousand dollars in the way of repairs and improvements. A great number of driers are being increased in capacity, fans installed and other equipment purchased to give additional facilities.

Gov. Congratulates Grads GLENDALE, July 1.—All of the recent graduates from the Glendale high school have received this past week a circular letter from Governor L. L. Patterson at Salem, congratulating them on their graduation, and suggesting they avail themselves of the opportunities for more education at the institutions of higher learning which this state is so generously providing for its youth.

Glendale Couple Now Occupying New Residence (News-Review Douglas County Special) GLENDALE, July 1.—Mr. and Mrs. M. D. Wright have moved into their new home on Gilbertson avenue this week. The house is a very neat one-story cottage, and its fixtures and furnishings are modern and up-to-date. A large living room and a dining room extend across the front of the house, connected by a large arched opening. The walls of these two rooms are plastered in a modernistic style and finished in duo-tone shades. The woodwork is a silver grey finish and the lighting fixtures are also of silver. At the end of the dining room an arched recess contains an in-built buffet, surmounted by a large mirror. The kitchen has all modern conveniences such as electric stove, electric refrigerator, in-built cupboards, etc. Between the kitchen and dining room is a roomy breakfast nook. There are three light roomy bedrooms and a modern bathroom. The house will be heated by a hot water system of radiators the better for which is located in the basement. The basement also contains a small home laundry and has ample space for storage of fuel for the furnace. New concrete walks have been

built at the front of the lot and connecting walks have been built to the front and side entrances. The house and walks were all built by Sig. Ash, local contractor. The sidewalk will be converted into a lawn.

Have us to check over your furnace, and if it does not come up to the standard code, we can make the necessary changes at a small expense, so that it will give the amount of comfort that you have a right to expect.

John R. Kelly Sheet Metal Works

444 N. Jackson Roseburg, Oregon PHONE 466

Your Declaration

Let this Fourth of July be the start toward Independence for you. Regular investment in our Savings and Loan shares provides the road to freedom from worry for your future. A little, saved monthly, at good earnings, quickly grows to a substantial amount. Ask our Secretary for particulars.



The UMPQUA SAVINGS-LOAN ASSOCIATION

PHONE 87 DOUGLAS ABSTRACT BLDG., ROSEBURG

Comfort the Real Problem

Now is the time of the year to check over that furnace—is it heating every room of your home properly?

Remember, the heater is only a part of the comfort system. Any good heater, properly installed, will give you all the heat you want. Temperature, really, is not the major problem in seeking home comfort. It is a combination of temperature, humidity and ventilation. From this point of view, and in the light of the University of Illinois research, it is safe to say that the only real comfort system known today is the warm air system installed according to the standard code.

Have us to check over your furnace, and if it does not come up to the standard code, we can make the necessary changes at a small expense, so that it will give the amount of comfort that you have a right to expect.

John R. Kelly Sheet Metal Works

444 N. Jackson Roseburg, Oregon PHONE 466

ASHLAND NORMAL SCHOOL

Good residence close to school for small Umpqua farm.

HOTEL CAFE

In Wide Awake Southern Oregon City. Stand strictest investigation \$5,000.

CITY TELEPHONE FRANCHISE

Will consider residence in part payment.

DIVERSIFIED ORCHARD

Pears, apples, grapes and prunes. This is a show place. Price \$45,000. Will consider trade.

NATATORIUM SITE

Location Roseburg on Deer Creek. Will build for responsible tenant.

BOX FACTORY

This is and has been a money maker. Ill health sole reason for sale. Price \$7,500.

SMALL COUNTRY HOSPITAL

Here is a small property with provision for about 20 beds. Excellent location for young Medico and Dentist.

883 ACRE DAIRY RANCH

Buildings concrete and built from Lowden plans. 500 acres under ditch, 5 crops alfalfa. A sacrifice. Will consider some trade.

400 ACRE IRRIGATED RANCH

Langell Valley, Klamath Falls, cheapest irrigation water in Oregon. Stocked and equipped \$17,500. Will take trade to \$10,000.

Do You Want to Trade?

I have to offer TRADES Portland, Seattle, Eugene, Medford, Ashland and Klamath Falls also California, Canada, Idaho, Montana, Minnesota.

Phone 234 E. G. Kingwell

OPPOSITE Antlers Theatre

WORLD FAMED BUILDINGS REPRODUCED IN MODELS

BLACKPOOL, England, July 1.—Six hundred miniatures of the famous buildings of the world, fashioned to scale out of intricate bits of fretwork, are in the unique collection to which Richard Old has devoted 32 years of artistic devotion.

Old's most intricate model is a miniature of Milan cathedral in its construction he had to piece together more than 8,000 bits of delicate fretwork. In this instance he used white holly; for other models he has employed red myrtle, sycamore, mahogany, orange wood and lime.

Other famous buildings represented in the collection include Elm Cathedral, Wurtemberg, St. Paul's, London, and the Chartreuse monastery (which took Old 4 years to assemble).

Travelers who view Old's collection are surprised to hear that he never has been outside of England. He was born at Stalham, Yorkshire, and learned all he knows about foreign architecture from photographs and architects' drawings.

COEN LUMBER COMPANY

Phone 121

Millwork, Lumber and Building Materials

Here you can get what you want without substitution or delay.

We Furnish Everything to Build Anything.

The low prices on standard items continue, and make this a good time to build.

Plaster	16.00 ton
Cement	80 sack
Plasterboard	25.00 M
Steelx	.26 yd
Lime	3.00 bbl



Homes

Lumber to Build them. Fuel to Heat them. Paint to Paint them.

21 Years in Roseburg

- Brick, Tile, Cement, Lath, Windows,
- Doors, Wall Board,
- Veneer, Oak Flooring, Drain
- Boards,
- Cedar Boat Lumber
- Roofing

Page Lumber and Fuel Company 709 North Jackson Street, Roseburg Phone 242

NEW RESIDENCE IS BEING BUILT BY M. E. RITTER

Mr. and Mrs. M. E. Ritter have started construction of a new residence on Oak street, just east of Kane. The contract has been let to Walter Singleton, well known local builder. The house is to be built for rent and will be a most desirable home. It will contain five rooms, bath, nook and closets, and will be electrically equipped throughout. An electric laundry is being built in the basement, electric refrigerator in the kitchen, together with electric range and hot water heater. Furnace heat will be provided.

The interior is to be finished in hardwood, and the arrangement is exceedingly convenient. A very attractive exterior design is being followed.

Construction, it is expected, will be completed early in August.

Mr. and Mrs. Ritter have a group of three houses in that locality that they are now renting.

MILLIONAIRE SIGNS DRASTIC LABOR BILL

MADISON, Wis., July 1.—Gov. Walter J. Kohler, himself a millionaire manufacturer, has signed one of the most drastic pieces of legislation ever advanced by labor.

The measure known as the "yellow dog contract bill" voids all contracts in which employees agree not to join labor unions. It also voids contracts in which farmers agree not to become members of cooperative marketing associations.

Similar measures were presented by the American Federation of Labor to each of the 48 legislatures, and were defeated in every state but Wisconsin.

HIS ARDOR CHANGED MILWAUKEE

MILWAUKEE.—Joseph Blehl came to this country and wrote fervent love letters to the girl he left behind, Cecelia Thalmeyer. Finally he wrote Cecelia in Germany and told her to come to America and marry. Cecelia arrived only to find that he had married another. She sued in court and tried to get transportation back to Germany.



Let us Prove... the real economy of a modern, colorful roof, over your old one!

CERTAIN-TEED Mineral-Surfaced Shingles are known everywhere for their exceptional qualities; durability; resistance to fire and weathering; long-lasting, colorful beauty, and all-around economy.

These are the shingles we are now putting on homes in this territory, shingles that bring a home out of the commonplace into the spotlight of public approval. And you will be amazed at the trouble-free method our men employ in laying such roofs.

Our Time-Payment Plan includes the whole job of estimating and laying the shingles you personally select. There is no down payment! A few dollars per month, is all!

Phone us for complete details of our re-roofing service. Certain-teed Shingles (Mineral-Surfaced)

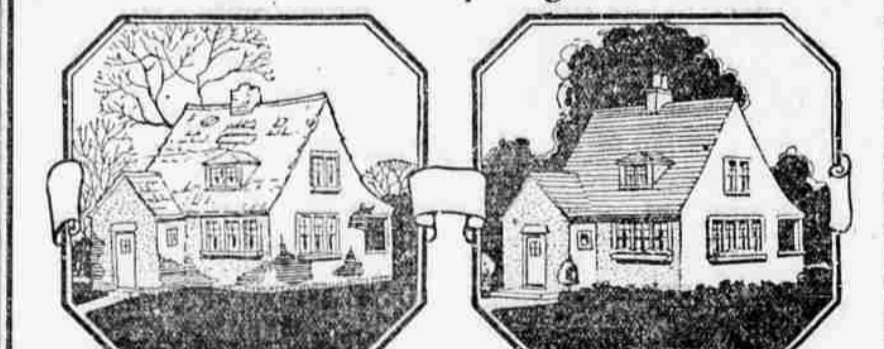
DENN-GERRETSEN CO. 231 N. Main St. Phone 128 Roseburg, Ore

SAND-WAX-POLISH Fix Up Your Floors

Let me refinish your floors—I furnish and lay new floors, sand old floors, and fix them up so that they will please you and your friends who see the job. Electric Sander Waxing and Polishing

C. F. McMULLEN 601 Fullerton St. Floor Surfacing Contractor

We Can Help You Renew Your Home This Spring



Cost Very Low Compared With Increase in Value. The dollars spent in remodeling and modernizing your home will return to you two fold through increase in the value of your property. If it is income property the increased rentals will alone defray the expense.

Now Is the Time for Screens

Need for screens has arrived with the warm weather. A phone call to us and we will measure your doors and windows and furnish an estimate. Screen doors, single window screens, special porching screening work—all right in our line.

Lumber Lath Shingles Brick Lime Tile Building accessories Remodeling service Prompt delivery Cement Plaster Drain tile

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Just Phone 38 UMPQUA VALLEY LBR. CO. Oak and Pine Sts.