

The Most Liberal Offer Ever Made in Real Estate

Klamath Falls

WHERE FORTUNE CALLS.

OREGON'S SPOKANE

A Lot in Klamath Falls is a Better Investment Than Any Small Investment we Know of Today on the Pacific Coast. The city will treble its present population within the next 3 years

KLAMATH FALLS, county-seat of Klamath County, in the heart of the great lake country of Southern Oregon, asleep for several decades in that lovely land, mountain guarded and serene, far and remote from the outside world, receiving her mail and passengers by stage-coach, sending her only marketable products—horses, mules, cattle and sheep—on hoof for long distances to market (having no transportation facilities for carrying wheat and other products to the railroad) has awakened from her long sleep and bids you come to share her prosperity.

RAILWAY COMPLETED TO KLAMATH FALLS IN JUNE, 1909.

The wonderful natural resources of that immense country attracted the attention of the world's most far-sighted railway king, Edward H. Harriman, who purchased a line of railroad, projected by the Weed Lumber Company from Weed, California, to Klamath Falls, Oregon, in the early part of 1905, the Harriman interests completing the line to Klamath Falls in June, 1909, and now the line is being pushed vigorously to an intersection with the main line at Natron, Oregon, and when completed will become the main line from San Francisco to Portland, via Klamath Falls.

Klamath Falls has grown from a small hamlet in 1905 to about 5,000 prosperous persons in 1910.

The wonderful transformation from old to new conditions within the year 1909 shows endless trains of cars laden with merchandise, upon which the freight receipts the first month after the completion of the line amounted to over \$75,000 on inbound freight.

MAGNIFICENT PASSENGER DEPOT IS COMPLETED—SHOPS, ROUND-HOUSES AND BROAD RIGHT OF WAY TO HANDLE HEAVY TRAFFIC.

A magnificent "Class A" granite and cut-stone passenger depot is just completed; in design and arrangement it is ample to accommodate a city of 40,000 people. The freight depot is finished, fitting the needs of commerce.

Suitable sites for shops and round-houses have been purchased by the Southern Pacific Company, together with broad and extensive rights of way, 300 feet wide by 3,000 feet long, through the city, ample to accommodate traffic of almost any magnitude, thus abundantly attesting the wonderful present commerce of Klamath Falls, and prophetically forecasting the future growth of the great Inland Empire tributary to that city.

THE STRUGGLE FOR THE RAILWAY MASTERY OF THE INLAND EMPIRE.

As this article goes to press, the struggle for the mastery of the Inland Empire is in progress. The James J. Hill Lines are rushing southward through the Des Chutes Pass, under the title of the Oregon Trunk Railway Company, pointing towards Klamath Falls, and it is an assured fact that they are seeking a share of the enormous prize already enjoyed by the Harriman Lines.

THE UNITED STATES GOVERNMENT APPROPRIATES \$4,500,000.00.

Soil, sunshine and moisture are the essentials of production. Nature has been kind to Klamath Falls. She has endowed her with soil, and warmth, and has put moisture within our reach through the medium of irrigation. The farmer now controls the situation: it has made his work scientific in that it insures against crop failures, it insures full crops, and it insures better and more uniform crops. So clear is this, that we have as a result a new agriculture. We have intensified farming. Fewer acres and better farming is now the watchword leading to success.

THIS VAST SUM IS BEING SPENT IN KLAMATH COUNTY. DO YOU WONDER THE PEOPLE ARE PROSPEROUS?

The Klamath Irrigation Project, the largest in the United States, has for its natural storage, Upper Klamath Lake, a body of water approximately forty miles long by ten miles wide, covering about 96,000 acres, and lying sixty-three feet above the great Klamath Basin—an inexhaustible supply. Many a farmer fails, because buffeted by climatic conditions over which he has no control. Here, with water to turn on at will, and a fertile soil, the farmer who fails to produce the best of crops, has only himself to blame. This lake not only discharges its waters down a stream that in part is a series of rapids and cascades capable of developing 700,000 horsepower, but is a natural reservoir from which life-giving water to the valleys southward is obtained by gravity flow. Thus forests give way to lake, and lake gives way to vast stretches of fertile valley, over-topped by rugged hills and snow-clad mountains. Scenic attractions and health-giving hot springs are there, while lake and stream comprise a sportsman's paradise.

TWENTY BILLION FEET OF TIMBER.

When Mr. Harriman received the reports of his engineers, who had carefully examined the timber resources tributary to Klamath Lakes, what did he learn? He found that five saw-milling concerns cutting 100,000 feet of lumber each, daily, making a total of 500,000 feet per day, computing the working days each year, would require two hundred years to harvest the forest tributary to that natural commercial center, Klamath Falls. If this material were reduced to carloads of 15,000 feet each, the train would contain 1,333,333 cars, and equal a train approximately 42,666,656 feet long—equivalent to 8,080 miles, or nearly one-third the distance around the earth. This will mean pay rolls of over \$200,000,000.00.

EDUCATIONAL FACILITIES UNEXCELLED.

The substantial brick and stone business blocks and school buildings furnish ample proof that the City of Klamath Falls is destined to become a large commercial center, that has now outgrown the courthouse facilities and a new courthouse of ample size, built of stone and to be one of the most noble and ornate structures of the great State of Oregon, is to be erected, funds for this work having been appropriated by the County Commissioners. The city has likewise outgrown the street railway facilities. Two superb schoolhouses of modern design, built of stone, one a graded school, the other a high school, considered ample for years to come, are already overcrowded, requiring added accommodations which are now in process of construction, and their splendid efficiency testify to the high social and commercial integrity of the population, and the end is not yet.

CHURCHES IN ABUNDANCE.

Churches of many denominations are represented, affording ample opportunity for Sunday school and devotional exercises.

At Klamath Falls are located the famous Hot Springs, welling up from the heart of Nature at a temperature of 190 degrees Fahrenheit, crystal clear, and of the analysis of the world-famous Carlsbad Waters of Germany, purifying the system and prolonging life.

Extensive natural hot-water baths are located near the springs, enabling the afflicted to enjoy these famous waters, within and without, at nominal cost.

MOUNTAIN VIEW ADDITION

Is the name of the tract now being placed on the market by P. C. Lavey & Co. We guarantee this tract to be one of the best in the City of Klamath Falls. It overlooks the famous hot springs, the two beautiful lakes and Link River, with Mt. Shaasta in the distance. It is well inside the city limits, and we are starting it off at \$175.00 per lot—AND TWENTY CENTS A DAY PAYS FOR IT. Easy terms. No interest. No taxes.

A WORD TO THE READER.

The firm of P. C. Lavey Company is the largest real estate firm on the Pacific Coast today.

Its main offices are in Lumbermen's Bank Building, Portland, Oregon, and it has branch offices and representatives in practically every city of consequence in the United States.

This company is incorporated under the laws of Oregon, and its capital stock is a Quarter Million Dollars.

The officers and members of this firm are all energetic, hustling men of business who are giving their entire time and attention to the upbuilding of a great business and the development of that great inland empire of Oregon known as the Klamath country.

While we call special attention in this ad. to the City of Klamath Falls, Oregon, we desire to say that we have the exclusive sale of all of the official Southern Pacific towns between Weed, California, and Klamath Falls, Oregon, a distance of 85 miles, and are ready to furnish you information upon request.

In Portland, our main office city, we do our banking business with The American Bank & Trust Co.; ask that bank about us.

WHAT WE SAY IN THIS ADVERTISEMENT IS TRUE.

If it is not true, then we are liars, pure and simple, and should be prosecuted according to law. We invite the most careful and searching investigation. We are offering you in our Klamath Falls property an opportunity to make a sure fortune. If you grasp this opportunity, well and good. If you do not, some other reader will, and the future will show that of all real estate in the United States today, Klamath Falls, "Oregon's Spokane," is the best.

NO REAL ESTATE COMPANY IN THE WORLD EVER BEFORE DEMANDED AND RECEIVED SUCH CAREFUL INVESTIGATION AS HAS

P. C. Lavey & Co.

WE WILL GIVE ANY MAN

\$1000 IN GOLD

IF HE FINDS ANY WILFUL MISREPRESENTATION IN OUR ADVERTISING.

OUR REPRESENTATIVES, MESSRS. MINISH & ROBINS, WILL BE AT ST. HELENS AND HOULTON, JUNE 23-4.

Ask Them About a FREE Trip to Klamath Falls

RESPECTFULLY,

P. C. LAVEY & CO.

We Guarantee 10% Profit the First Year. You Never Had an Opportunity Like This. Think of It--- 10 per cent Guaranteed to You.

A QUARTER, MILLION DOLLARS BEHIND US.