

GLADSTONE GLADSTONE PARK

Extraordinary Announcement

100 Beautiful and Choice Lots \$10 Down and \$10 Per Month
 For \$100 a Lot Without Interest

Only a Small Monthly Payment Secures an Ideal Homesite
 in the Handsomest Spot in Oregon

It is not intended that the 100 lots shall be selected in out of the way places, or shall be of inferior or even second quality, but in each instance, the purchaser makes his or her own selection, with only two reservations: the first four lots from the motor line are reserved, and a party only buying one lot can not select the corner.

Parties living at a distance can send their payments to me or to the Bank of Oregon City, and it will be held until final payments are made, when a warranty deed will be promptly executed and an abstract of title furnished, when required, showing a fee simple title in the purchaser, free of all incumbrances. Absolute good faith will be kept with all parties and the utmost effort will be made to please and satisfy every one.

To prove our faith in the future of Gladstone, we make this proposition to all purchasers: The Association, when final payments are made, will upon receiving 30 days prior notice thereof, in case of dissatisfaction, pay back the entire purchase money, with \$25 per lot additional. This will only apply to sales made before June 1st, 1904.

We feel that this is an entirely safe proposition, for in our candid judgment no lot will be sold that is not worth double the money at the present moment.

Gladstone is on the O. W. P. & Ry Company's motor line, a short mile north of Oregon City. Five cent fare to Oregon City and 15 cent fare to Portland. Elegant motor cars pass through the property every thirty minutes. The Southern Pacific cars also pass through Gladstone.

When the 100 lots are sold and paid for the Gladstone Real Estate Association will give a check for One Thousand Dollars to the Willamette Valley Chautauqua Association, provided the last of the hundred lots are sold by the end of the next annual assembly in July, 1904, to be used for permanent improvements on its grounds at Gladstone Park.

H. E. CROSS, Sole Agent
 Oregon City, Oregon

WAS PARTLY VOID

Circuit Judge McBride Disposes of Important Case.

Holds That Assessment of Taxes on 1898 Roll Was Irregular—Synopsis of Decision.

In deciding the suit of the Gladstone Real Estate Association vs. Thos. F. Ryan Monday morning, Circuit Judge McBride held that the assessment of the property of the Association and the levying of a tax thereon for the year 1898 was partly invalid. It is also held by Judge McBride, in passing on the controversy, that the property owner whose premises are sold for delinquent taxes cannot quiet title to his property until he has reimbursed the purchaser at the sale in the amount of the bid at which the property was sold together with accrued interest charges. The decision does not materially affect Clackamas county. There was only a small amount of property bid in by the county at the sale for delinquent taxes for the year 1898, and in nearly every instance the property was bid in for the total amount of the delinquent tax. Much of this property has already been redeemed.

The taxes for the year 1898 on the property owned by the Gladstone Real Estate Company and consisting of about 600 acres near this city, amounted to about \$800. These taxes were not paid and in the fall of 1902 the property was sold at sheriff's sale and bid in by the county and subsequently sold to County Judge Ryan for \$425. The Association at once instituted a suit to quiet title to the land, alleging that the assessment of the property and the levying of the tax and all the proceedings leading up to the sale were irregular and invalidated the sale. Motions and counter motions were argued and the case was taken under advisement by Judge McBride at the close of the May term of court.

In deciding the case Monday, Judge McBride said: "This is a suit to remove a cloud upon plaintiff's title to certain lots in Gladstone. The property was sold at sheriff's sale for delinquent taxes and bid in by the county and subsequently sold by the county to defendant Ryan.

"The evidence shows that the proceedings in relation to the levy and assessment of taxes so far as the state and county tax is concerned, were so irregular and faulty that no title passed to the county under the sale; the tax levied by the school district and extended on the roll, while not very formal, is sufficiently definite to constitute a good and valid tax.

"So we have the case of a sale upon a tax partly valid and partly invalid. The general rule in law actions in such cases is that such a sale is void. But this is a suit in equity where it is shown that plaintiff owned the property described in the complaint and that it was subject to taxation and that no tax was paid upon it. Under such circumstances it would not be equitable to quiet plaintiff's title until he pays to defendant the amount the defendant has paid into the county treasury. Before plaintiff can ask equity he must do equity by repaying to the defendant such a share of the public burden as defendant has advanced for plaintiff, by purchasing this property. The validity of a tax may be used as a shield but equity will not permit plaintiff to use it as a sword.

"I am of the opinion that the plaintiff ought to have a decree quieting its title upon paying to the defendant the amount of his bid with interest and his disbursements herein. And it is ordered that plaintiff make such payment within sixty days from this date and that thereupon he shall have a decree quieting his title but in default of such payment the complaint shall be dismissed and no relief accorded the complainant."

Harvey E. Cross, who is the principal stockholder in the plaintiff association, says the Association will not appeal the case but that the suit will be finally adjusted within the time prescribed by the court.

HE GOT HIS MONEY BACK.

How a Klondike Miner Played Even at Salem.

This is not good Sunday reading for a city of churches and schools like Salem, says the Statesman of last Sunday.

It is a story of an incident in a wide-open town, and the worst of it is that it is true, and that Salem is the wide-open town.

From time to time correspondents have been calling the attention of the readers of the Statesman to what they have claimed was open gambling carried on in cigar stores in this city. The Statesman has not been absolutely certain of the reliability of these statements by correspondents, though convinced of their truth. But an incident transpired at 3 o'clock yesterday morning that proves the truth of the averments of the correspondents, and more—it proves that some of these games are what are known among the gambling "fraternity" as "brace games."

It was 3 o'clock yesterday morning, in a certain Salem cigar store—no use to say which one, for there are several others of the same kind. It was 3 o'clock yesterday morning, when all good people were supposed to be in bed. There was a game of cards going on in this Salem cigar store. One of the players was a man recently arrived from the Klondike. He had money. There was another man also in the game who had money. The members of the "profession" wanted the money. They needed it, probably they argued with their consciences. The man in the game who had money and was not from the Klondike lost \$350. But he had no gun, and he was a somewhat submissive loser, at least for the time being. But the Klondiker also lost money. He became convinced after a time that it was a "brace game."

He told the players who were playing against him that it was a brace game, in which marked cards were being used. When they denied it, he took the cards and turned them over and read them

from the back with as much facility as he could from the face. He had a gun and he pulled it and demanded his money—all of it that he had lost in the game, to the last cent.

He said he had "never seen the time when a six fall wouldn't beat a full hand in a game of that kind."

Did they give him back his money? Did they? Indeed they did. And they made haste to do it. They did not tarry on the order of doing it, to the last cent. They were as obliging as the most dapper counter jumper that ever jumped a counter. The whites of their eyes showed big when they saw they were caught at their little game, and they had a determined man with a gun to deal with. And they didn't say anything to the police about being held up—that is, nothing that was heard of in outside circles. They kept as mum as oysters. It is to be presumed that they were satisfied with the \$350 they got from the man who had no gun.

SPECIAL BEN-HUR ANNOUNCEMENT.

Scale of Prices for the Big Attraction At the Marquam.

Klaw & Erlanger's stupendous spectacular production of General Wallace's great romance "Ben-Hur," enlisting the services of 350 persons, will be presented at the Marquam Grand Theatre, Portland, Or., for five nights and two matinees, December 1 to 5, inclusive.

The advance sale of seats for "Ben-Hur" commences on Thursday morning, Nov. 26, at 10 a. m., at the theatre box office. It is advisable to file your order for seats prior to that date as orders for seats through the mail or the express office will be promptly attended to, in the order of their receipt, when accompanied by remittance and a self-addressed, stamped envelope for reply in order to avoid all mistakes. Applications for seats should be made to Calvin Heilig, Manager Marquam Grand Theatre, State when ordering priced tickets desired and performances.

Scale of Prices—Lower floor, first 12 rows, \$2.50; lower floor, balance, \$2.00; balcony, first 3 rows, \$2.00; balcony, next 3 rows, \$1.50; balcony, last 6 rows, \$1.00; gallery, reserved, 75c; gallery, admission, 50c; box and loge seats, \$3.00.

Special attention is called to the fact that the curtain for the evening performances rises at 8 o'clock precisely, and at 2 o'clock for the matinees. The performance begins with the beautiful prelude, "The Star of Bethlehem." No one is seated after the prelude starts until it is concluded.

All the railroad and steamboat lines entering Portland have arranged for special excursion rates, so by inquiring of your local agent, the date and price of excursion can be ascertained.

IN HONOR OF DR. McLOUGHLIN

Oregon City Women's Club Proposes to Erect Monument.

An effort has been started by the Oregon City Lewis & Clark Club to acquire ownership of the old Phoenix house, at one time the residence of Dr. John McLoughlin. This structure still stands on Main street opposite the woolen mills and is said to be the oldest building in historic Oregon City. If the present owners of the house will not donate the building for the purposes desired, the club will strive to raise the necessary funds to purchase it. The building will be repaired and preserved in memory of the late Dr. McLoughlin. If the club comes into possession of the house it will be fitted up as a library and club rooms and placed at the disposal of the residents of this city.

The subject of raising funds for the erection at a suitable site of a monument in honor of Dr. McLoughlin was also discussed at the club meeting Tuesday afternoon which was the largest attended of the year. Committees have been named to ascertain the cost of purchasing a site and erecting a monument. An effort will be made to interest the city council in the project.

While the meeting Tuesday was devoted almost entirely to the discussion of matters pertaining to perpetuation of the memory of Dr. McLoughlin, the session was also partly in honor of Mrs. Emma Galloway, state organizer of Women Clubs who will soon remove from this city to her future home at McMinnville.

TWO DIVORCES GRANTED.—Judge McBride granted two divorces Saturday as follows: R. L. Adkins vs. Mary Adkins; Louise Holzworth vs. Jacob Holzworth. In the divorce suit of Geo. A. Moore vs. Celeste Moore an order was made directing Moore to pay the defendant \$50 as attorney's fees with which to make her defense.

GIVEN A REHEARING.—Word was received by Hedges & Galloway, attorneys for John E. Miller, from the general land office by which the action of the local land office in holding Miller's claim for cancellation is overruled, and granting Miller a rehearing. When Miller made the filing on the land, which is located in Linn county, he gave Everett, Washington, as his place of residence. Before final proof was made by Miller, a contest was filed by Steve Logan, and notice was forward to Miller at Everett. The letter was unclaimed at Everett, and being returned to the land office here, Miller's claim was canceled. On the strength of an affidavit by Miller, in which he sets forth that he held a legal residence on the premises, and made all required improvements and cultivation on the land included by the homestead, the general land office holds that Miller is entitled to present his side of the case. A rehearing of the contest has been ordered.

Quick Arrest.

J. A. Gullidge of Verbena, Ala. was twice in the hospital from a severe case of piles causing 24 tumors. After doctors and all remedies failed, Bucklen's Arnica Salve quickly arrested further inflammation and cured him. It conquers aches and kills pain. 25c at Charman & Co. Druggists.

WILL SOON USE OIL

Crown Paper Company Installing New System.

Oil Will Be Substituted for Wood as a Fuel—Wood Choppers Are Scarce.

The Crown Paper Mills of this city expects to be burning oil instead of cord wood by January 1. Good progress is being made in the installation of oil-burning facilities, and it is believed the improvements will be concluded within sixty days.

This change in fuel that has been decided upon by the Crown Company, one of Oregon City's largest manufacturing plants, has been suggested and hastened not by the scarcity of wood, but rather on account of the inability of the company to find the necessary labor to insure for delivery an annual supply of 12,000 cords of wood that is required for the operation of this institution. It is not an economical move on the part of the management, for there is no difference in the cost of the two fuels, and the expense of installing the new system will be considerable.

"Of recent years, labor more desirable than cutting wood has become so plentiful that it is almost impossible to find men to cut cord wood," said Asst. Gen. Manager Hawley, of the Crown Mills. The mill people have at no time had any trouble in locating and arranging for a supply of wood each year, and there is no threatened scarcity of this fuel at this time.

As has been stated, the principal cost to the Crown Paper Company in installing the new system is contracted at the start. In the absence of a more desirable location for its storage plant, the mill people have been compelled to provide for a tank of 10,000 barrels capacity, adjoining the main buildings. An excavation in solid bed rock is being made for the oil receptacle, which will be of concrete walls and entirely enclosed. In substituting oil for wood as a fuel, few alterations are required in the furnaces and boilers now in use at the mills. The oil, mixed with a proper proportion of steam, will be pumped to the furnaces, where it will be distributed by means of an atomizer. The oil will be thrown into the furnace in the form of mist and becomes ignited instantly upon entering the fire-box. When the oil and steam is properly proportioned, there will be practically no smoke caused by the burning of the new fuel, which is capable of producing heat more intense than wood. To regulate the proportion of the steam and oil as it enters the furnace will constitute the main duty of the engineer or fireman in charge. While the cost of the new fuel is practically the same as cord wood, it insures a considerable saving in labor.

If the experiment being introduced by the Crown Mills proves a satisfactory success, other manufacturing institutions of the city contemplate adopting the new fuel. Because of the general scarcity of labor in this section, cord wood is more scarce this year than ever before, and individual consumers, as well as corporations, have experienced trouble this fall in getting a year's supply. Good wood of any description costs \$3 a cord and up.

MAY TEST THE LAW.—It is reported that the order of the State Board of Health requiring the vaccination of all pupils of the public schools, will be tested in Oregon City. At a recent meeting of the board of directors of the Oregon City schools the question of enforcing this law was discussed and a motion to require compulsory vaccination was adopted by a vote of 3 to 2 after a vigorous discussion. It is the contention of the dissenting members of the Board that in the absence of the disease and the possibility of an epidemic, that the mandates of the State Board of Health in this particular cannot be enforced. Many of the pupils of the schools are getting vaccinated daily, Dr. Carl, who is chairman of the Board, has gratuitously treated a number of children since it was decided to enforce the law in this regard.

MUST BE VACCINATED.—At the regular November meeting of the city school board, held last week, it was decided to enforce the recent ruling of the state board of health regarding the compulsory vaccination of all children attending the public schools. The city board is not responsible for this new rule in regard to vaccination, but it is their duty to attend to its enforcement. They accordingly announce that evidence of proper vaccination must be furnished by the children or they will not be allowed to attend the city schools. The required evidence may either be furnished by the vaccination scars or by the certificate of a reputable physician.

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JUST RECEIVED A FULL LINE OF



Air Tight STEEL RANGES

If you need anything in the way of Hardware, Crockery, Glass-ware or Granite-ware, I can supply your wants. Call and inspect my stock.

Complete line of new and second-hand FURNITURE carried. Let me supply you with a house-keeping outfit

WALL PAPER of the best quality and latest styles at right prices.

Attention, Here's a Bargain

5000 feet, 1 1/4 inch first class Manila rope, in one piece, is offered for sale at a bargain for a few days.

I. TOLPOLAR

Main Street, Oregon City.

Bruiswick House & Restaurant

Newly Furnished Rooms.

Meals at All Hours. Prices Reasonable.

Opposite Suspension Bridge.

Only First Class Restaurant CHARLES CATTI,
 In Town. Proprietor

Oregon & Washington State Fair Victories
 ON BARRED PLYMOUTH ROCKS

<p>Oregon State Fair 1902</p> <p>1-2-3 on Cock Birds, 6 in Competition 1st on Hen, 10 in Competition 1-2-3 on Fullees, 40 in Competition 2nd on Cockerel 21 in Competition 1st on pen, 21 in Competition 1st in American Class</p> <p>Have won 1st on pullets the past 3 years. Stock for sale, eggs in season.</p>	<p>Washington State Fair 1902</p> <p>We only sent 3 pullets, 1 hen and 1 Cock and won on every entry but one besides specials, including best pen in the show. Prizes won 1st Cock, 1st Hen; 1st and 2nd Pullet; 1st pen.</p> <p>Exhibition Stock a specialty Some grand pullets for sale. Eggs \$3.00</p>
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J. MURROW & SON, Oregon City, Oregon.