

ing of its own; and the Multnomah Amateur Athletic Club, having a fine home and large field in the heart of the city.

Real estate values in Portland have increased appreciably within the past year, and especially during the last six months, but they are still sane and afford splendid opportunities for judicious investment. The 1905 assessment of the city's valuation was \$131,197,561, but this year the returns will be nearly \$170,000,000, while 14.8 mills includes the tax for every purpose—this may be slightly less this year.

Nothing is so important to any city as an abundance of good water. In "Bull Run" water Portland is favored above any other of proportionate size—the supply comes from the melting snows of Mount Hood and is absolutely pure and soft. This cold mountain water is piped for thirty miles. Undoubtedly it is responsible to a great extent for the extremely low death rate here. Portland is the most healthful city in the United States.

It would never do to ignore the magnet that draws so many people to Portland and decides them to become permanent residents of the Northwest, and that is the climate. Winters that are in reality rainy seasons, with almost no snow at all, combine with moderate summers to make life here worth the living. Magnolias are grown in open yards, forming a most decided contrast to the evergreen veg-

etation with which Nature has adorned this country. The rose attains absolute perfection of form, color and fragrance in Portland gardens, and "The Rose Show" is an annual event eagerly anticipated by thousands of enthusiasts. English Ivy will cover large dwellings if permitted to grow unrestrained. During the past three years 17 degrees above zero has been the coldest temperature recorded, and that was for but a day.

In a word, the climate is one particularly conducive to outdoor sports of every description, while the Willamette and Columbia Rivers permit all sorts of aquatic amusements such as canoeing, sailing and swimming. Many Portlanders spend their summers in houseboats within easy reach of the city by electric lines.

Scenically, Portland and her environs amaze and delight her visitors. In the residence districts the natural luxuriance of vegetation and the universal use of flowers makes even the most unpretentious dwelling a charming home at the expense of a little care. The hills bounding the city on the west and south furnish innumerable sites for unique hill-side homes commanding a panorama of city, river, forest covered hills, and most striking of all, five great snow covered mountains. Most prominent of these are Mount Hood and Mount St. Helens, sixty and ninety miles away, but seem-

ingly a tenth of that distance. Occasionally a clear moonlight night brings them out distinctly, a sight never to be forgotten.

People who have traveled America and Europe concede that the Columbia River scenery surpasses in beauty and grandeur that of any other stream in the world. One day will suffice for a steamer trip from Portland and return, giving a chance to see the most striking features of the lower river and pass through the immense Government Locks at the Cascades. Multnomah Falls, with its sheer drop of 825 feet; Cape Horn, a stupendous mass of rock rising straight from the river's edge; Castle Rock, three thousand feet in height and with sides so precipitous as to make its ascent almost an impossibility for even the experienced mountain climber—these are but a few of the incomparable scenes that make up this wonderful trip.

Portland is essentially a home city, its residents proud that they live in "The Rose City" and perhaps feeling just a little bit sorry for people who condemn themselves to live where frigid winters and broiling summers take half the pleasure out of life, or where storms imperil their property. This intense sentiment is remarkable when we remember that her people are largely ex-residents of other states. A common expression of this thought is "Oh, yes, I'm going back on a visit, but I couldn't be persuaded to live there again."

PUBLIC LANDS--THEIR CHARACTER, WHERE LOCATED AND HOW THEY MAY BE ACQUIRED

Max M. Shillock in Chamber of Commerce Bulletin.

Among the many questions propounded by Eastern inquirers to the various commercial and promotion organizations of Portland, as well as the passenger departments of transportation companies and resident friends of restless residents of the East, are some that it is extremely difficult to answer. To the homeseeker these questions, no doubt, appear simple enough, and yet the information desired is not so easily supplied. Perhaps a majority of the unanswerable questions relate to the character and location of public lands open to settlement. To meet the demand for information of this kind, it would be necessary to keep in daily touch with the records of the six United States land districts in the state and make copious extracts from the field notes of the Government surveys. Even then the information in all cases would not be reliable, as the description of many sections is imperfect and the covering of much of the land has changed since the surveys were made. The available Government land is scattered over every county in the state. Much of it is worthless, being mountainous, and most of it is unsuitable for agricultural purposes. The only way for an intending settler to satisfy himself as to the worth or desirability of a tract of public land is to consult the records of the land office in the district in which the land is situated, and then make a personal examination of the land. Even then, the cream of the desirable Government land having been appropriated long ago, the intending settler in nine cases out of ten will probably find it cheaper to buy a farm already improved or partially improved, than to avail himself of the generosity of the United States Government. Still there are doubtless some good tracts left. These must be expected in localities remote from the centers of population and from transportation.

The six United States land offices in the State of Oregon, where all information relative to Government lands may be had, are located at Portland, Multnomah County; Roseburg, Douglas County; Lakeview, Lake County; The Dalles, Wasco County; La Grande, Union County, and Burns, Harney County. There is a Register



Arlington Club, Portland.

may be obtained. The state lands include all these classes, but are obtained by purchase, regardless of the character of the land. Government land is obtained through the land offices at The Dalles, La Grande, Roseburg, Portland, Burns and Lakeview, while state land is obtained through the State Land Board at Salem. The settler or purchaser must be a citizen of the United States, or must have declared his intention to become such. To secure Government land he must be 21; to obtain state land, 18.

Agricultural Lands.—Agricultural land may be secured from the Government under the homestead act, which gives to every settler 160 acres, requiring no payment, except \$22 in fees. For a period of five years actual residence upon the land is necessary, during which time certain improvements must be made and cultivation carried on, the purpose being to require the homesteader to show that he is in good faith.

Timber Lands.—Timber lands can be secured from the Government under the timber and stone act, each purchaser not being allowed over 160 acres. The land must be chiefly valuable for its timber and must have no valuable mineral deposits. These facts must be set forth in an affidavit and must be published for a period of 60 days, at the end of which time, if no adverse claim is made, upon payment of \$2.50 an acre, the Government will issue a patent for the land. Land chiefly valuable for the stone upon it may be secured in the same manner.

Desert Lands.—Desert land may be secured under the desert land act, not more than 320 acres being allowed to any one person, the applicant making an affidavit that, without irrigation, the land would not produce remunerative crops, and that he has provided a water supply sufficient to make the land productive. The affidavit must be accompanied by that of a witness setting forth the same facts, and, upon being approved, a fee of 25 cents per acre must be paid, when the purchaser can proceed with reclamation. Annual reports must be made for three years, showing that he has made improvements to the cost of \$1 per acre each year. When the \$3 per acre has been expended, and one-eighth of the land has been reclaimed and under cultivation, by paying an additional \$1 per acre he may secure a patent from the Government. If the land is within the limit of a railroad grant, the price is \$2.50 per acre.

Arid land in larger tracts may be taken up by corporations or individuals under the Carey act.

Mineral Lands.—Mineral lands are secured under the general mining laws by locating a claim, recording it and making certain improvements each year until \$500 has been expended for this purpose, when a patent can be secured from the Government.

State School Lands.—There are probably 140,000 acres of state school lands in Oregon, situated in the sixteenth and thirty-sixth sections in each township, commonly called school sections. These lands are sold at a minimum price of \$2.50 per acre, no residence or cultivation being required, and, if desired, the purchase price can be paid in five annual installments, the deferred payments drawing 8, 7 and 6 per cent interest respectively. At the time of making the first payment the purchaser receives a certificate of sale, assignable by writing the transfer, duly acknowledged, upon the back of the instrument. Any assignee of the certificate may secure a deed by returning the certificate and paying what is due.

What Proportion of Oregon Crops Are Grown Without Irrigation?

There are today perhaps 450,000 acres of land under irrigation in Oregon. The total area of the state is 61,459,200 acres. The cultivated or crop-producing area is about one-sixth of the total area, or 10,243,200 acres. It is thus seen that less than one-twentieth of Oregon's crops are grown under irrigation, the percentage being about 4.4.

What Are the Leading Valleys of Oregon, Their Areas and Where Located?

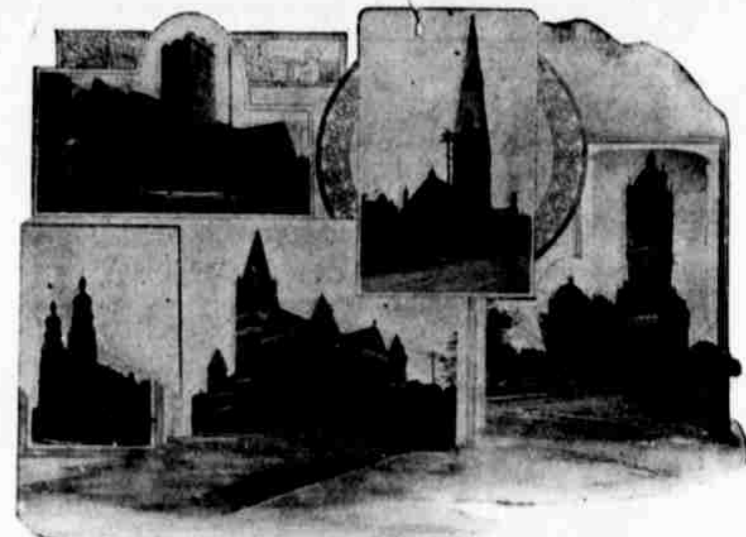
Willamette Valley.—This is the principal valley in Oregon, and one of the garden spots of the Pacific Slope. The Willamette Valley is situated in Western Oregon, between the Cascade and Coast Ranges of mountains, is watered by the Willamette River and its tributaries, and produces to perfection all the farm, orchard and garden crops known to the temperate zone. It is about 150 miles in length north and south, with an average width of 60 miles. Portland is at the north end, and Cottage Grove, on the line of the Southern Pacific Railroad, which passes through it, at the south end. The total area of nearly nine of the most productive coun-

ties in the state are embraced in this valley, which has a total acreage of 5,125,971 acres. Exclusive of the foothills, the Willamette Valley has about 4,000,000 acres of productive cultivable soil, which, allowing 50 acres to a family, means that it can support about 80,000 families, or three or four times its present population.

Umpqua Valley.—South of the Willamette Valley in Western Oregon is the Umpqua Valley, noted for the excellence of its fruits. This valley is situated in Douglas County, which is credited with an area of 93,360 acres of tillable soil and 1,457,971 acres of untillable soil. For a small valley the Umpqua is one of the most productive in the state.

Rogue River Valley.—The southernmost valley of Western Oregon, and one that is equally as productive as the Willamette and Umpqua, is the Rogue River Valley, lying in Jackson and Josephine Counties, and drained by the waters of the Rogue River and its tributaries. This valley is noted for its choice peaches, pears, apples, grapes, plums and watermelons. An idea of the productive capacity of this valley may be obtained from the tillable areas of the two counties in which it lies. Jackson County has a tillable area of 87,007 acres, and Josephine's tillable area is 18,745. The nontillable area of the former county is 888,414 acres, and of the latter 316,881 acres.

Hood River Valley.—Going east from Portland the first valley met along the Columbia River is the far-famed Hood River Valley, which, though small, has made a name for itself in almost every fruit market of the world, through the excellence of its apples and strawberries. Hood River strawberries are pronounced by connoisseurs the finest berries grown, a reputation which is confirmed by the fact that the first pickings bring as high as 75 cents per box wholesale in the markets of the East. Hood River apples are unexcelled in flavor and keeping qualities, and always command fancy prices in the markets of the East and even London. By reason of the high reputation enjoyed by its production, Hood River Valley lands in bearing bring all the way from \$200 to \$800 an acre. Hood River Valley is 23 miles long, with an average width of five miles, and only about one-sixth of the area is in cultivation.



Some Portland Churches.

Irrigation has been a potent factor in the production of this beautiful valley. The apple crop of this valley annually reaches about 60,000 boxes, which bring all the way from \$1.50 to \$3 a box in the markets of the East and London. The strawberry crop of this valley averages perhaps 90,000 crates of 24 pounds each, which adds to the wealth of this valley \$150,000 annually.

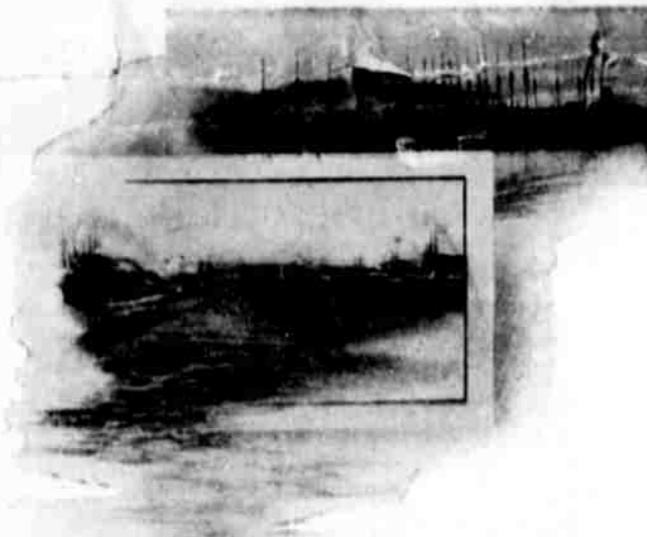
Grand Ronde Valley.—One of the largest and most productive valleys in the eastern part of the state is the Grand Ronde Valley, in Union County. This is about 35x18 miles, with an area of nearly 300,000 acres, of which over 140,000 acres are tillable. The Grand Ronde Valley is the home of the only sugar beet factory in the state, the production of sugar from the beets grown in this valley reaching nearly 3,000,000 pounds annually. This valley is also noted for its fine fruit, large grain and hay crops and choice livestock.

Harney Valley.—The largest valley in the eastern part of the state in area is Harney Valley, in Harney County. This valley is about 75 miles long, with an average width of 35 miles. Though there is some fine fruit grown in Harney Valley, in consequence of its distance from rail transportation it is in the main given over to the stock industry. The irrigation of this large valley has been found to be entirely feasible, and when once water is taken to the land it will probably rank next to the Willamette Valley in production.

Deschutes Valley.—Along the Deschutes River and its tributaries there are three large valleys that promise soon to blossom as the rose in consequence of irrigation. In this section of the state—Central Oregon east of the Cascade Mountains—there are several large irrigation projects under way, with prospects of their early completion. The Deschutes River heads in Klamath County, passes north through Crook and a portion of Wasco, and then forms the boundary line between Sherman and Wasco on its way to the Columbia. The upper valley of the Deschutes is about 30x10 miles, the central valley 30x40 miles, and the Agency Plains section 25x7 miles.

Crooked River Valley.—The Crooked River Valley, in Crook County, containing about 75 square miles, 12 miles long by six or seven wide, offers another inviting field for irrigation. This is in the arid district, and as yet produces little beyond the needs of livestock.

John Day Valley.—Along the John Day River, that drains portions of Sherman, Gilliam, Wasco, Wheeler and Grant Counties, emptying into the Columbia on the boundary line between Sherman and Gilliam Counties, there are many beautiful stock farms,



Portland Harbor Views.

and Receiver in each office, and the records are open to the inspection of the public.

While there are nearly 20,000,000 acres of Government land available for settlement in the state, these figures convey no information as to the worth of this land or the acreage suitable for the making of homes. The greater portion of the Government land, not yet taken, is, however, not adapted to agricultural purposes.

Scope of Land Districts.

The Dalles land district embraces Wasco, Sherman, Gilliam and parts of Crook, Morrow, Grant and Clackamas Counties.

The La Grande district embraces in whole or in part the following counties: Baker, Grant, Morrow, Umatilla, Union, Wallowa.

The Burns district embraces in whole or in part the following counties: Baker, Crook, Grant, Harney, Malheur, Wheeler. For the proposed "Blue Mountain Reserve" 1,889,556 acres have been withdrawn from entry.

The Roseburg embraces in whole or in part the following counties: Coos, Curry, Josephine, Lane, Benton, Crook, Klamath, Linn and Lincoln. There is included in the Cascade Forest Reserve, set apart by Department order September 28, 1903, 3,227,559 acres.

The Portland district embraces Clackamas, Clatsop, Marion, Multnomah, Polk, Tillamook, Washington, Yamhill; the greater portion of Benton, Linn and Lincoln, and a small part of Wasco and Crook. The entire reserves in the district foot up 1,191,666 acres—64,586 in the Grand Ronde Indian Reservation in Yamhill and Polk Counties, and 1,124,840 acres in the Bull Run and Cascade Forest Reserves in the eastern part of the district.

The Lakeview land district embraces Klamath and Lake Counties, and parts of Crook and Harney Counties.

Only recently two more forest reserves have been created—one in Southern Oregon, and the other in South Central Oregon. The new Southern Oregon reserve, known as the Siskiyou Reserve, contains about 31 townships, or 700,000 acres, and comprises about half of Josephine County and a portion of Douglas County. This reserve includes some 30,000 acres of unsold state school lands, and considerable railroad land in the Oregon & California (now Southern Pacific) land grant.

The other reserve, comprising portions of 72 townships, takes in portions of Crook and Klamath Counties. It is known as the Fremont Forest Reserve.

Classification of Lands.

The Government lands are classified as agricultural, timber, desert and mineral lands, according to the manner in which they