PLAN TO DEVELOP GRANT LANDS TOLD

Administration by Federal Government to Bring About Settlement Advocated.

PROBLEM IS SET FORTH

H. H. Schwartz Would Have All Acreage Classified and Sold in Farm Units, but Timber Withheld—Full Details Given.

BY H. H. SCHWARTZ.

The newspaper discussions covering the Oregon & California grant have developed diversity of opinion and advice, not only as to what disposition shall be made of the lands, but also as to how that disposition shall be accomplished. There has been assumption in some quarters that Congress can dispose of the matter without consent of the railroad company; and there has been general assent that Congress will open the lands to settlement. Neither of these propositions ought be assumed.

As to the first, the grant to the company, with its "enforceable covenants," carries mutual obligation, and the United States can no more ignore its terms than can the railroad company, and a law or amendment to the grant authorizing the United States to take over the lands upon payment of $2.50 per acre, without placing settlers thereon, will violate the grant as effectively as the act of the railroad in selling certain portions without settlers upon the land. The fact that the railroad has violated the grant by selling lands at more than $2.50 without settlement does not warrant the United States in compelling the railroad to accept $2.50 without settlement.

The railroad is entitled to have the lands settled, and thereby to receive the intended benefits of a population, and its consequent travel and tonnage, for which alone money is invested in the building of railroads. Also if, as some of the Government attorneys seem to think, the railroad may be asked to account to the Government for any excess received in the sale price of lands sold, questions will arise as to the equitable right of the railroad to reduction of claims by reason of taxes paid upon values beyond its now assumed $2.50 per acre interest in the lands.

Company's Assent Easy to Get.

We may as well dismiss the assumption that Congress can effectually legislate new conditions in the grant without consent of the railroad. So to legislate will merely invite another 10 years of litigation, and failure in the end. However, the Supreme Court has definitely determined that the legal monetary interest of the company in the grant is limited to $2.50 per acre, hence it will not be difficult to secure the company's assent to legislation which shall secure or accelerate the time of the payment to it of that interest.

The real difficulties, as far as the people of Oregon are concerned, will begin when the way for securing legislation is open. The basic danger, and the one present at every step, is that these lands may fall into the dead hand of the forest service. There is not only danger but there is probability that such result may be realized. Already the National Forester has publicly indicated that a "checkerboard" forest reservation is not impossible, and has pointed out that such reserves exist in the Southwest. He did not mention that they were acquired through land graft and are without timber, and used exclusively for grazing purposes. Mr. Graves says he hopes to acquire half of the intervening even sections by exchange; a like hope will fit in Oregon.

I assume there is no one in Oregon, outside of the forest service and those who have some ulterior interest to aid, really wanting these lands to go into a reservation.

Some Reasons Are Given.

The reasons why these lands may probably become tied up in some form of reservation are many, and some of them are as follows: First, the service will endeavor to secure control of the lands. Second, a majority of Congress favors the policy of reservation, otherwise called and assumed to be "conservation." This is true because the East does not understand Western conditions, and the Representatives in Congress from the Western states are hopelessly in the minority; and some even of that minority have been placated and silenced by prominent committee assignments and by the subtle but effective influence of Pinchotism in the social and political atmosphere at Washington. Third, and most lamentable, is the concession by Oregon people and the newspapers that a large part of the grant is not agricultural in character. This last is error, and the sooner we get away from that error the sooner we will be serving our own interest.

Because we must be right ourselves before we can hope to secure just results, I wish to point out the error in assuming that Western Oregon lands are not agricultural in character because heavily timbered. The mere statement that the lands are heavily timbered is Nature's answer that they are agricultural lands, where not chiefly valuable for mineral. There is very little mineral land.

Classification Is Indorsed.

In demonstrating that land is agricultural it is not meant to infer that the valuable timber now thereon should be handed over to whomsoever is nimble enough to make a first settlement, lucky enough to draw in a lottery, or cunning enough to devise a law which shall defeat real settlement and agriculture. The two propositions are wholly distinct. Also, I agree that the lands should be classified; but the basis of classification should be to fix the order in which classes of lands shall be settled and improved.

Western Oregon has a rainfall and a kindly climate which will produce every product of the temperate zone; a soil which will produce the gigantic forests with every conceivable tangle of undergrowth, vine, shrub and grasses, will also produce, when the timber is removed, annually crops approaching in value the century or half-century crop of outstanding timber. In addition it will bring to it population, cities and towns, culture and wealth. To accept that the present standing timber shall condemn these lands to solitude and wilderness is to assume the character of the unworthy servant who hid his talent in the earth awaiting return of his master.

It is admitted that some of these lands are rough and mountainous. So are the dairy districts of Switzerland and the terraced and vine-clad hills of Spain and Italy. Some of the logged-off lands of Western Oregon give dairy returns of greater value than the most-favored grain fields of the central states. The plow is not the only implement of agriculture; and yearly planting is not the only prelude to annual crops and farm wealth. The flock and herd came before the vineyard and orchard, and they in turn preceded the modern idea of raising grain and annual crops to be sold in the markets of the world. Why any Oregonian should assume or admit that these lands are not agricultural in character and not fitted for settlement is hard to realize.

Settler Comes Eventually.

Rather, it seems, the thought is that a law seeking to open such lands to settlement will merely result in their going into the hands of our timber-holding capitalists by way of a fraudulent or pretended settlement. That such has been the result of present settlement laws when applied to heavily timbered lands cannot be denied. Proof of it is found everywhere by merely comparing the number of homestead patents with the number of actual residents found in any heavily timbered township where the lands have been patented for five or ten years. But that is the fault of the old law being applied to new conditions. First in time is the first in right, and the reward is to the alert and swift. These, ordinarily, are not real farmers. By a more or less perfunctory compliance with the law for 14 months the "settler" acquires for $400 a quarter section of land worth, maybe, $10,000 for its timber. He is not interested in the fact that the land when cleared may be worth even more. His real habitat is the city and town, and sufficient unto the day is the profit thereof; and so he sells to a standing-timber investor. This takes the land out of the settlement class until such time as the land may be included in a profitable logging chance or holding company, according to the interests and ideas of the timber man. After that the real farmer may come along and slowly dig out the stumps.

All this is not without good, however, for the alleged settler usually spends to good advantage the money received for the lands, and the investor pays his taxes annually, and ultimately the timber is removed and a farm established. But the last result, first in importance, is long delayed, and as a consequence the larger interest of all concerned, particularly the people in aggregate, is unreasonably deferred and only haphazardly attained.

Proper Law Possible to Draft.

With so considerable an area of land as a basis for action, can a law be passed which will induce speedy settlement, insure permanent settlement, eliminate the speculative timber values from the inducement to settle, and at the same time secure to the State of Oregon and the Federal Government indirectly, yet in increased amount, the actual value of the standing timber? I think such a law is possible to draft and with proper effort possible to enact.

The basis of a campaign for such a law should be the proposition that a resident family and annual crops or livestock increase upon 160 acres of land is of more benefit to the people than any possible amount of standing timber thereon. This being true, it follows that if settlers can be placed upon the lands and a sufficient portion of each settlement claim cleared and cultivated to pass the land into the improved farm class, by an expenditure of a portion or all of the standing timber, the state will have gained, and comfort and happiness be brought to thousands. Can this be done without the risk incident to lending public money or property to the insolvent and possibly, in instances, the improvident and incompetent? I think it can be done.

Assuming that satisfactory adjustment may be made with the railroad company, I present herewith, with some diffidence, my own ideas, in a tentative way, of a law which will make cultivated farms out of the present wilderness. I am not unaware of conflicting interests and their ability to command brains capable of pointing out objection; neither do I assume that no objections can exist in fact. But I believe such objections as do exist are not of sufficient merit to condemn the general lines of the proposed law.

Plan Is Outlined.

My plan is that the lands shall be taken over by the United States for purposes of administration; compensation, present or proportional upon sales, to be paid the railroad. Second, the lands should be examined in the field by a corps of timber and soil experts drawn from the Department of Agriculture, the known mineral lands excluded, and the remaining lands classified into acreage farm units with a minimum of 40 acres and a maximum of 320, and these units to be wholly dependent upon the soil possibilities taken in conjunction with elevation and topography, and the farm-unit acreage to be fixed by what in best judgment will support a family, plus reasonable additional returns to insure to the family independence in old age. In reaching these units presence or absence of timber, as such, should not be a determining factor, for the reason that the timber shall not go to the settler beyond his license to use without waste such timber as may be needed to support his improvements and improve his land by the use thereon thereof.

In addition to fixing the farm units, the examiners should take note of the quantity, quality and maturity of the standing timber, and also of the market possibilities and accessibility of the lands for settlement and agricultural purposes. With this data available, the lands should be placed into three classes. The first class to be immediately available for sale to actual settlers; the second class to be so available when the first class is practically exhausted, or new conditions suggest inclusions of parts thereof in the first class; the third class, as to particular farm units, to be available for settlement when the timber on a reasonable acreage of any farm unit shall have been removed. With this preliminary data on hand, the administration of the lands should pass to the General Land Office.

Lands settled upon should be sold to settlers at $2.50 per acre on time and without interest, and the fee withheld until payment is made and other conditions of the law complied with. Actual residence for five years and a minimum amount of improvements and acreage cleared and actually cultivated should precede final patent conveying the fee.

Finally, and most important, the sale of standing timber and the receipts from sale of the lands to settlers should be used as a revolving fund to aid the settlers in clearing the land and securing reasonable credits from their country merchants and bankers for uses incident to ordinary farming. This can best be accomplished by actually paying the settler from time to time, probably annually, certain amounts within fixed limits, for the acreage of land he has actually cleared and reduced to bona fide cultivation.

Thus he is not a borrower from the Government, and is paid only in proportion as he has actually earned. If he defaults and abandons the land, the improvements already made will be the sure inducement to another to take the land and carry on the work. The sums so advanced ought not be treated as a charge upon the land nor considered as a gift to the settler, but rather as the equivalent, equitably distributed over the entire grant, of the aid settlers otherwise in theory received from the sales by them, of standing timber upon lands difficult to clear by reason of such timber and forest growth. Such cleared-land payments to settlers should not exceed a reasonable proportional acreage of his total farm unit; it being proper that every farm have a wood lot and pasturage, not necessary to prepare for grain, fodder, garden, vineyard or orchard. Neither should the amounts thus paid the settler for cleared lands be large enough to make the mere clearing of land profitable in itself; but it should at least furnish the possibility of and the inducement to keep up the work of improvement until the land reaches such a stage of productiveness and profit in tilling or grazing that its future as an improved and going farm is assured. Thereafter the land itself will insure its occupancy and profitable use.

Desert Land Settlers Aided.

The United States is today selling Oregon public lands and public lands in other states and using the money, to the extent of almost $100,000,000, in aiding settlers to establish themselves upon desert lands, lending the money, as it were, to such desert land settlers on 20-year repayments without interest. The waiving of interest is equivalent to a gift of the whole principal. The desert land settler finds his land laid off in farm units, water at his door, and nature has cleared his land for him. Practically all of this is paid for with lands in the timbered states, and most of such timbered lands, falling into the hands of great holding companies, are kept in a state of nature, producing merely the annual taxes and preventing settlement and population. There is no reason why the timber upon the railroad grant should not pay in part the cost of preparing such lands for permanent homes and annual profitable use. By this method Oregon may, in a small measure, secure some of the value she has contributed to the upbuilding of the desert states and induce some of the settlements and population our soil and climate warrants, but which standing timber and archaic laws prevent.

Nor is it necessary that the State of Oregon forego its accustomed taxes in the present in order to secure the larger future benefit in the final settlement and cultivation of these lands. In the sale of timber upon the National forest a percentage of the proceeds now goes to state uses. A like provision could be made covering the sale of timber upon the granted lands. Could the Congress be induced to turn over the lands to the state after settlement with the railroad, administration of the lands along the foregoing lines might result in an annual return far in excess of anything it has ever received by way of taxes.

There are three things the people of Oregon should bear in mind. One is that, when Congress meets, both the railroad company and the Forest Service will be ready with concrete ideas, bills in friendly hands, and astute and able counsel and lobbies to present their views. Those who know anything of legislative bodies know the advantage of such preparation and assistance. The third fact is that there are powerful factors in and out of Oregon whose interest it is to see that as big a block of these lands as possible shall be denominated "timber land, unfit for settlement," and so sold and kept off the market in aid of an inflated and already sagging combination of standing timber; or, that failing, ask to have them included in that monumental graveyard of Western prosperity known as the National Forests.

But if we have faith in the ability of real farmers to succeed if given reasonable chance, and are ourselves reasonably represented before Congress, Oregon may hope in this one instance to keep its own and care for its own.

And, finally, I believe that any Federal administration of these lands should be through the General Land Office and not through the Forest Service. My reasons are that the Forest Service is, in its control, dominated by Eastern crusaders aflame with the conviction that our standing timber must be preserved for present supervision and future consumption. With these convictions it never can and never will understand the needs or the viewpoint of the people of Oregon. On the other hand, the Land Office and the Interior Department proper are filled with Western men largely in real sympathy with actual settlers; and it has no conflicting or adverse interest to serve or consider in enforcing the laws, or in reaching a just understanding of the needs and the difficulties of the pioneers upon the land. It has a thorough local organization, equipped with all the machinery necessary to do the work in view, and officered by men who have spent their whole lives here in the West. We should take counsel of experience and see to it that we not only secure legislation necessary, but that administration thereof is placed in hands not hostile to the purposes of the law.

TAILOR'S SALE

By Ray Barkhurst

Portland's Leading Tailor

$30 and $35 Suits to Order

$20

I am going to make this the greatest Sacrifice of my whole business career. A NO-PROFIT SALE.

JUST TO KEEP MY TAILORS BUSY, I'll give you the largest and choicest line of ALL-WOOL FABRICS you ever saw to choose from.

Not Summer Suits alone, but THE CREAM OF THE MARKET of my new and just arrived Fall and Winter Fabrics—including:

BLUE 17-OZ. SERGE;

HEAVY-WEIGHT WORSTEDS in all shades of gray or checks and plaids in multi-colored effects;

HAIRLINE STRIPES;

CHEVIOTS in blue, black and gray;

And GENUINE SCOTCH TWEEDS in every known shade and weave that you can think of, my stock contains, and goes in this sale.

POSITIVELY, ABSOLUTELY and TRUTHFULLY, I carry the largest, newest and most up-to-date stock of real Woolens in this city.

A VISIT TO MY STORE WILL PROVE THE ACCURACY OF THIS STATEMENT.

POINTS FOR CONSIDERATION

The high standard of workmanship always maintained by skilled mechanics in MY OWN WORKSHOP RIGHT ON THE PREMISES will still be adhered to.

The BEST of LININGS and TRIMMINGS, as usual.

AND THE HAND-PADDED, SHAPE-RETAINING, UNBREAKABLE COAT-FRONT.

ALSO—THE BARKHURST GUARANTEE OF NO FIT, NO PAY, ALWAYS GOES WITH A BARKHURST SUIT AND STANDS AS A MONUMENT TODAY FOR SQUARE DEALING.

RAY BARKHURST

PORTLAND'S LEADING TAILOR
CORNER SIXTH and STARK STS.

EMPLOYES OF POSTOFFICE TO HAVE PICNIC TODAY AT BONNEVILLE.

J. G. Hadley, President Branch 82, N.A.L.C. — Wm. C. Dietz, President Band Booster Club

Frank A. Briggs, Financial Secty. Band Booster Club — Fred P. Holm, Secty. Branch 82, N.A.L.C.

OFFICERS OF TWO ORGANIZATIONS OF POSTAL WORKERS.

Special trains will leave the Union Depot this morning at 9 o'clock filled with jubilant postoffice employes, who will hold their annual picnic at Bonneville.

The Postoffice band, composed of both clerks and carriers, will contribute music for the picnic. Races for the women and children will be part of the athletic programme. Dancing will be indulged in from 2:30 until 6 o'clock. The noon luncheon will be served at the park grounds.

Much of the success will be due to the Postoffice Boosters' Club, whose membership includes the entire staff of officials. George T. Davis is chairman for the picnic.

ALSEA HAS $15,000 FIRE

Heavy Loss to Oddfellows' Lodge Is Covered by Insurance.

CORVALLIS, Or., July 17.—(Special.)—The inland town of Alsea, Benton County, suffered a heavy loss by fire last night. D. D. Longhbottom and the Oddfellows' lodge were the only losers, but their losses will total $15,000.

The fire originated near the flour warehouse of the Longhbottom store, and spread quickly, the town having no fire protection. The properties were both insured.

TORPEDO-BOAT IS WANTED

Governor Asks Navy Department for Craft to Aid Militia.

A little torpedo-boat, fully equipped for discharging torpedoes of the type now figuring so prominently in the war, may become the property of the Oregon Naval Militia for permanent service beside the cruiser Boston in Portland's harbor.

A request has been made to the Navy Department by Governor Withycombe for such a craft for the Oregon Militia.

Beneficl-Montgomery Nuptials Set.

The wedding of Miss Monica Montgomery, daughter of Rev. and Mrs. A. J. Montgomery, and Francis Wilson Benefiel, 110 East Twentieth street, will take place at the Mount Tabor Presbyterian Church, July 27, it was announced yesterday after it was learned that a marriage license had been issued to the young couple. Miss Montgomery's father has charge of the extension work of the Presbyterian Church in Portland. Mr. Benefiel is a son of Mr. and Mrs. Wilson Benefiel.

BIBLE CONFERENCE NEAR

UNITED EVANGELICAL GATHERING TO BE AT QUINABY PARK.

Chancellor A. A. Winter to Open Sessions Thursday—Rev. C. C. Poling and Others to Speak.

The annual Bible conference and camp meeting of the United Evangelical churches of Oregon will open next Thursday night at the campgrounds at Quinaby Park, near Salem, to close August 2. Opening services will be conducted by Rev. C. C. Poling, of Portland First Church, and Rev. S. S. Mumey, of Salem, presiding elders. Rev. F. H. Neff, Rev. Mr. Poling and Chancellor A. A. Winter will make several addresses.

July 23 the conference will be opened by Chancellor A. A. Winter. A. R. Schmalle and C. P. Gates will speak.

In the afternoon S. S. Mumey, M. J. Ballentyne, N. W. Phelps and G. L. Lovell will speak on phases of "The Threefold Work of Christ."

Chancellor Winter will deliver the opening address July 24 on "The Psychology of the Christian Life," Dr. C. C. Poling will speak, and there will be a general discussion.

There will be children's hour in the afternoon conducted by S. S. Mumey. Rev. Mr. Neff will deliver an address on "Modern Science and Other Cults—Are They Christian or Anti-Christian?" H. H. Farnham also will speak.

C. P. Gates, A. R. Schmalle, B. S. Mumey, E. Singleton, F. A. Phelps and V. Urbino will be among the speakers July 26. G. R. Stover, F. E. Fisher and W. S. Plowman will be heard July 27.

G. E. Erstine, S. M. Wood, A. P. Layton and M. D. Phelps will speak July 28. There will be general discussions July 29 and 30 in the foreneon, and the Women's Missionary Society will hold its annual convention July 31, in the forenoon. The Keystone League of Christian Endeavor and Sunday School Convention will be held in the afternoon. The general committee of arrangements is composed of C. C. Poling, C. C. Winter and S. S. Mumey.

YOUNG TREES GROW WELL

Reforesting Work on Mount Hebo Is Successful, Government Reports.

The District Forester at Portland announces that a report has just been received from the local National Forest officer, on the Spring planting on Mount Hebo in Western Oregon, where on approximately 1000 acres, according to the report, the results have been unusually good.

It is an established policy of the Forest Service to reforest by planting small trees or by sowing seed on several thousand acres of denuded land within the national forests every Spring, and the present season's work has been in accordance with this plan. While Douglas fir was the species most largely used in the Mount Hebo planting, other species also were planted. The weather conditions thus far have been so favorable, that less than 10 per cent of the trees have failed to grow. If the trees continue to do as well throughout this their first season, the results will mean exceptionally successful planting for the Spring of 1915.

DR. RINEHART WINS SUIT

Money Provided for Education by Grandsire Declared Gift.

Money which Dr. J. Carl Rinehart received from his grandfather while he was going to school was a gift and not a loan, according to a decision by Circuit Judge Gantenbein yesterday morning. Dr. Rinehart was widely known in athletic circles as "Rat" Rinehart while he attended school.

The suit was brought by Harvey Rinehart, uncle of the young doctor, and administrator of the estate of his grandfather, James H. Rinehart. It was alleged that Dr. Rinehart had received a total of $2221 from his grandfather for the purpose of completing his education. The uncle averred that this was a loan. Dr. Rinehart held that it was a series of gifts. The young doctor won.

BEET SUGAR PLANTS BUSY

Expert Is Impressed With Willamette Valley Opportunities.

OREGON AGRICULTURAL COLLEGE, Corvallis, July 17.—(Special.)—The outlook for the home-grown beet sugar industry is more encouraging to growers of America than ever before, according to Clifford Willis, editor of the Northwest Farmstead, who has been spending some time at the Agricultural College investigating market and production conditions of Oregon. Many of the largest manufacturers report that they have contracts up to their full capacity, to be filled by local growers of sugar beets. Indeed many of them were compelled to turn down scores of applications for supplying raw material to their factories.

Experience has improved cultural methods, more economical handling and manufacturing has been brought about, and the effect of the European war has developed sufficiently to neutralize unfavorable tariff legislation, according to Mr. Willis. He is greatly impressed with the possibilities of the Willamette Valley for extensive sugar beet production, which he considers unusually promising. Mr. Willis is the successor to J. E. Larsen, now college extension agronomist, who relinquished the position to come to Oregon Agricultural College.

ALASKA SPRUCE IS TESTED

Fitness for Use on Railroad in North Being Determined.

Extensive tests are being made on Alaaska spruce to determine its fitness for use in the construction of the Alaska railroad, in the form of ties and bridge timbers, at the forest products laboratory at the University of Washington. The timber which is to be used in bridges is subjected to what is called the thumping test.

In the demonstration of the value of certain kinds of timber for construction purposes more than 2800 tests have been made on western larch, 7000 on Douglas fir and 900 on western yellow pine. As a result of these and similar tests in other Government laboratories, the safety factor in the construction of big buildings has been increased with a corresponding decrease in expense.

DAHLIA CARNIVAL PLANNED

Vancouver to Have Beauty Center During September Fair.

VANCOUVER, Wash., July 17.—(Special.)—Vancouver is to have a grand Dahlia Carnival during September, when the sixth Clarke County Fair Association will stage the Columbia River Interstate Fair and Wild West Show in connection.

It is planned to have a beauty center similar to that worked out so successfully in Portland at the Rose Carnival. Some wide street downtown probably will be used for this purpose, and will be brilliantly illuminated at night when the crowds will be the largest.

Many prizes for the best dahlias will be given, and there will be many special features which are now being worked out.