

Social and Personal

MRS. THOMAS FUGUE, a distinguished visitor from Dublin, Ireland, is enjoying her quota of entertainment during her visit here with her nephew and his wife, Mr. and Mrs. Guy Webster Talbot, and her niece, Miss Gertrude Talbot. Saturday evening Mr. and Mrs. Talbot gave a dinner party in her honor, when the additional guests were Mr. and Mrs. C. E. S. Wood, Mr. and Mrs. William MacMaster, Mr. and Mrs. Theodore B. Wilcox, William D. Wheelright, and Hugh Hume.

Yesterday afternoon Mrs. Ernest F. Tucker was an informal hostess at tea in her honor.

Mrs. Fugue's visit will be of several weeks' duration and a number of affairs will be given for her pleasure in the next few weeks.

Miss Furnish to Wed. The date has been set for January 14 for the wedding of Miss Kathleen Furnish and Stewart J. Moore. Miss Dorothy Moulton complimented her with a theatre party and tea, following at the Portland Saturday afternoon. The guests enjoyed the Orpheum matinee and afterwards repaired to the Portland, where a daintily appointed tea table awaited them, decked with violets and white hyacinths, a corsage bouquet of which was at each place. Besides the hostess and the honor guest, there were Mrs. Clarence E. Moulton, Mrs. William J. Furnish, Mrs. Earl Latourette, Miss Mildred Moulton, Miss Harriet Kern, Miss Mary Kern, Miss V'ona Guthrie, Miss Frances Fuller, Miss Nellie Bayly and Miss Mary Steiner.

Graduating Class Honored. February 14 graduating class at Lincoln high school was made the honor guests at a dancing party and Christmas tree at the school gymnasium last evening by the June class. Decorations and all the features of the evening's entertainment were in keeping with the holiday spirit.

The patronesses and patron were Miss Barnes, Miss Perry, Miss Buckley and Mrs. J. H. These present were: June, '14 class: Loyal Allen, Alverda Altman, Vivian Barker, Westley Beharrell, Randolph Bingham, Helen Block, Lillian Bohlsen, Lewis Brown, Jean Campbell, Robert Campbell, Lavander Chinnard, Joe Celestine, Hugh Coey, Charles Cohn, Gertrude Conroy, Leola Cushman, Quincy Daniels, James De Loy, Martin De Muth, Roy Dellar, George Drew, Allen Drumheller, Harold Eckerson, Beattie Evans, Benjamin Finkle, Dorothy Foster, Celeste Foulkes, Ethel Fugate, Harry Gevurtz, Marie Gloze, Adelbert Gordon, Ruth Grant, Lezy Graham, Sybil Gross, John Hoehlen, Nellie Hurler, Julia Helbok, Victor Hoeftlich, Florence Holmes, Jerome Holman, Victor Hooker, Cora Howes, Charles Johns, Allyn Johnson, Rhea Joaly, Kieith Higgins, Harry Koerher, Libby Kritchesky, Charles Laing, Lillie Larson, Harriet Leas, Gertrude Lewis, Frances Lindsey, Lilly Loretz, Angus Matthew-

son, Mildred Matney, Cecil McAllister, William McIndoe, Ronald McIndoe, Ronald McLean, Jack Middleton, Jack Montague, Elizabeth Moore, Gerald Moore, Raiston Moore, Jennie Morgan, Miss Murphy, Annie Nemmersky, William Nightingale, Gus Noffke, Tillis Nurburn, George Olsson, Norma Pasquay, Frank Pearty, Mary Pigney, Ruth Price, Marjorie Quam, Hubert Reilly, Jeannette Reubin, Ruth Richter, Helen Richardson, Arthur Ritter, Beulah Roberts, Kenneth Roundtree, Myrtle Schmael, Harry Semler, Herbert Sessions, Mamie Siglin, Paul Smith, B. F. Snodgrass, Isabelle Steel, Louise Stephenson, Roswell Strobocker, Annetta Sullivan, James Thomas, Helen Uhlman, Vera Van Schoonhoven, Carl Wagner, Sidney Walpole, Bessie Wilson, Wilfred Watkins, Harriet Woodworth, Hartwell Woodworth, Thomas Worthen and Lorraine Young.

February 14 class - Fred Allen, Marian Atwater, Lawrence Begemann, Nell Bevens, Squire Bosorth, Marie Bridwell, George Clark, Inez Cornell, Clarence Diehl, Edward Doy, Winifred Goodrich, Stella Gray, Joy Gross, Fenton Hoover, Stanley Howard, Helen Judge, Dora Kenny, Lois Kenny, Glenn Kleiman, Edgar Lind, Macbeth Linklater, Fulton Magill, Marjorie McCollam, Sophie Mesher, Elsie Moon, Miles Perry, George Robinson, Edward Russell, Olga Splud, Mary Schlegel, Carl Schulz, Alice Sunstead, Mary Starkweather, Mary Townsend, Edward Turner, Reuben Voss, Annie Weeks, Clyde White, Pauline Wilson, Alice Warren, Alison Wolf, Ora White and William Krause.

Fraternity Luncheon. Kappa Kappa Gamma fraternity will give its regular monthly luncheon, Saturday, Dec. 27, at the Oregon Hotel.

Mrs. Cowles Guest. Mrs. Frank Menefee has as her house guest her mother, Mrs. C. S. Cowles, of St. Paul, Minn., who will spend the holiday season and most of the winter in Portland.

New Arrival. Mr. and Mrs. Charles Schink are being congratulated on the arrival of a baby daughter Sunday, Dec. 1.

Visits Classmate. Herbert W. Hill, who is attending Yale college at New Haven, is a guest at the home of Howard Henn of Cleveland, Ohio, a freshman classmate, where he will spend his holiday vacation.

Society Notes. Miss Elizabeth Cadwell of Portland, is a guest at the Wolcott, New York city.

Mrs. M. F. Hastings of McMinnville, Or., has returned home after an extended visit in Portland with her daughter, Mrs. P. Park.

WEST ASKS ACTION IN LAND MATTERS, AVERS SECRETARY

(Continued From Page One.)

that its affairs and needs have not been given that consideration at the hands of the National government which the merit, Secretary Lane says: "This feeling is not confined to speculators or exploiters. It is the sentiment of many who are without selfish motive and regard the matter wholly from the standpoint of national growth, and anxious to see the conditions which obtain in Alaska as unparalleled among people of our aggressive and nation-building stock. So, too, they are unable to understand why ways have not been found by which the great bodies of coal and oil lands, of phosphate and potash lands, may be developed, and the waters of the mountains made available for the generation of power and the redemption of the desert.

Machinery Not Adequate. "There is one very simple explanation for the existence of this feeling. We have adventured upon a new policy of administering our affairs and have called a halt on methods of spoliation which existed, to the great benefit of many, but we have failed to substitute methods, sane, healthful, and progressive, by which the normal enterprise of an ambitious people can make full use of their own resources. We abruptly closed opportunities to the monopolist, but did not open them to the developer.

"The old philosophy that land is land was evidently unfitted to the country where land is sometimes timber, and sometimes coal; indeed, where land may mean water—water for tens of thousands of needy neighboring acres. For the lands of the west differ as men do, in character and condition and degree of usefulness. We had not recognized this fact when we said 'land is land.' Lands fitted for dry farming and lands that must forever lie unused without irrigation; lands that are worthless save for their timber; lands that are rich in grasses; lands underlain with the precious minerals essential to industry or agriculture; lands that are invaluable for reservoir or dam sites—these varieties may be multiplied, and each new variety emphasizes the fact that each kind of land has its own future and affords its own opportunity for contributing to the nation's wealth.

West Wants Action. "So there has slowly evolved in the public mind the conception of a new policy—that land should be used for that purpose to which it is best fitted, and it should be disposed of by the government with respect to its use. To this policy I believe the west is now reconciled. The west no longer urges a return to the hazards of the 'land is land' policy. But it does ask action. It is reconciled to the government making all proper safeguards against monopoly and against the subversion of the spirit of all our land laws, which is in

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EXPERIENCED WOMAN WILL HEAD REMEDIAL LOAN OFFICE



Miss Caroline B. Myers.

Portland's Remedial Loan association is to be headed by a woman who understands every kind and phase of the loan business and who through seven years' philanthropic work at Neighborhood House is thoroughly familiar with the social purpose of a remedial organization.

Miss Caroline B. Myers, who for the past 25 years has conducted a loan business in this city, established many years ago by her father, familiarly known as "Uncle" Myers, will assume the managerial duties of her new office with solid practical experience behind her, coupled with an enthusiasm and sympathy for assisting the unfortunate such as is given but few people to possess.

Year in, year out, in her loan business on Sixth street, she has rubbed elbows with every class and condition of people who have sought her assistance to tide them over temporary financial embarrassment. No two cases have been alike, she has become a profound judge of human nature as a consequence. This knowledge has ripened and developed into a desire to help the helpless, and has been instrumental in inducing her to enter philanthropic work.

An incident prompted her to start a school for foreigners in the south end, paying the expenses of operation herself. That was seven years ago; today the school has four teachers and is one of the settlements of the city that is really accomplishing something.

and be at any time subject to purchase by the government at their cost minus depreciation.

Opening of Mineral Lands. As to the opening of the Alaska coal lands the secretary suggests they can be safely turned over to the public under a leasing and royalty system similar to that under which the state of Minnesota leases its ore lands and the states of Montana and Colorado their coal lands. He mentions 2600 acres as a maximum unit.

Passing from Alaska the secretary takes up western coal lands and recommends that the same policy of leasing be adopted throughout the country. He also advises the same policy in regard to petroleum, phosphate and potash lands.

On the subject of timber lands Secretary Lane says: "I am not satisfied with the operation of the homestead law as to the timber lands of the far western lands. As the law now is, a man may enter upon 160 acres of these lands, and by living a total of 21 months on the land during three years and cultivating at a maximum 20 acres of the land, it becomes his. He promptly proceeds, if he is wise, to sell it to some lumber company for from \$10,000 to \$20,000. The land is allowed to lie for an indefinite period as a part of the company's forest reserve or is logged off, leaving the public land under a cloud, and eventually sold for agricultural purposes, if so adapted.

Homesteads in Name Only. "Experience justifies the statement that few men take up these heavily timbered lands under a bona fide attempt to meet the purpose of the law, which, as its name implies, is to convert the public land into homes. By the investment of a few months' time and a few hundred dollars the homesteader gains a property worth many thousands of dollars. Yet all the conditions of the law are complied with and patent must

Miss Myers says that sympathy and love in the work made that institution a success and that while the new remedial loan association will be strictly a business proposition, this same sympathy and understanding will be necessary for its success.

"I really can say very little about our plans," she said yesterday, "except that the association will start its work sometime in February. I am endeavoring to sell out my business and stock here in my Sixth street store, and will take up the work as soon as I am freed to do so.

"This association is going to be a business association from the very start. So many people have an idea it is to be a charitable institution. It isn't. We are going to charge 3 per cent a month and make every effort and inducement to have our borrowers pay back on time. We shall have to turn our money many times and our capital is not, of course, large. If circumstances warrant it we shall permit repayment of loans in small installments. We do hope to be able to reduce the rate of interest to 1 1/2 per cent.

This position came as a great surprise to me," continued Miss Myers, "I did not know anything about it until a committee called on me the other day, but I concluded to accept. I have been working for my family for years and now I shall devote my time to society."

Such legislation would also cure the abuses resulting from the use of certain classes of scrip.

Success in Reclamation. Taking up the question of arid lands Secretary Lane says: "The successful Carey Act projects are a distinguished few. Great wrongs to trustful or none too wise farmers were done. It is name and the suffering which it caused has made it difficult to make it serviceable even under the more careful scrutiny of later and more cautious officers."

Since 1902 when the government adopted the policy of undertaking irrigation projects of its own there has been constructed through all of the arid land states some 25 projects in which the government has invested approximately \$75,000,000. The work has been a success, asserts Secretary Lane. Less than three per cent of all the land which is served or ready to be served is unoccupied.

Referring to complaints of the reclamation service the secretary has rescinded the conclusion that mistakes have been made by the service. Some grew out of ambiguities and defects in the law, some out of inexperience and others out of a misconception of the relationship that should exist between

such a government service and those with whom it deals to a more profitable use, both to themselves and to the country, by being allowed to cumulate their earnings in the early years and be thus enabled to make investments in stock and machinery which will make for larger profits later.

"But there is one matter of great moment to these people which should be corrected by law as soon as possible," adds the secretary. "We mistake the ability of the farmer to pay for his water rights. Ten years was the time given. His optimism and our own was too great. That time should be doubled. This should be done not alone because of the inability of many to meet their obligations to the government, but because it will prove wise policy to give a free period within which the farmers may more fully use their farms. The anxiety of the government and of the farmer is the land speculator. He is of two kinds. Sometimes he is a farmer who does not expect to farm but to sell out at a higher price and go elsewhere. Generally, however, he is the holder of a large tract of private land within the project who creates false values and burdens those who buy and attempt to farm with a load of debt which handicaps them in their efforts. But such matters may be, I trust, overcome by new methods of administration."

Let Government Lead Money. Referring to the inadequacy of private capital to undertake reclamation works and the ability of the government to do so the question is asked: "Where do the funds to come from to carry on such work?"

"My answer is," says Secretary Lane, "from the public lands in these states. We sell these lands now and the proceeds go into the reclamation fund. Two years ago the government went further and set aside \$20,000,000 to be used in the completion of the irrigation schemes now under way. This is an advance by the government for which it takes what might be termed a mortgage on the money which the projects will yield from the sale of water rights. Why not extend this policy? The west can use profitably and wisely \$100,000,000 to the advantage of the whole country. The government will recover all of the money it advances, not to speak of the homes and values created by its enterprise. If the government will place upon a leasing basis these western resources with which we have been dealing it can have an increased fund for the continuance of this work and an increased assurance of the return of its advances. Just as I would aim to make Alaska pay in the end out of its own resources for a liberal advance made to her for the opening and improvement of her territory, so should we aim to make these lands of the west bring into being the latent values of the west."

Inasmuch as the title to oil and other lands would remain in the government and be excluded from state taxation, the secretary recommends a fair portion of the royalties received should go to the states within which the revenues are raised.

Co-operation With States. In the matter of co-operation of the government with the states he looks forward to a more intimate relationship between the states and the federal government in developing the west. "So cordial," says he, "is the spirit of the west toward this work that within a few months the state government of Oregon and the federal government, through the reclamation service, have become partners in several projected irrigation plans, one involving no less than the pumping of water from the Columbia river by electric power generated by the river itself. A similar co-operative enterprise has been entered upon with the state of Washington. The plan is that we shall do the work, supplying one-half the funds and the state the other half. This is a tendency which it is well to foster."

Discussing the power site problem, which Secretary Lane says is not in favor of keeping them from being utilized by private capital in the public interest. He continues: "How may the needed advantage be gained for the present and the needs of the future cared for? This is the immediate problem. What may capital reasonably demand? A fair and attractive return upon its investment yearly and the full return of its capital. And what may the public served reasonably require? Good service and fair rates. Who shall make these rates? Within the state they must be subject to state regulation; between the states, federal authority must control. What return shall the federal government have for its lands?"

Revert to Government. "My answer would be, no return whatsoever, provided that plans referred to by the government without cost at the end of 50 or 60 years, or so much of the plan as was based on the land itself and the improvements directly attached thereto such as reservoirs, dams, water rights and rights of way. For the tangible property of the plant, such as the distributing system and machinery, the government might well agree to pay an appraised price so as to insure its being maintained and extended during the later years of the life of the franchise. The right to buy the complete plant at an appraised figure any time after 30 years would be a further protection and one not burdensome, while for better

service it would seem advisable that all plants be permitted, in fact encouraged, to physically combine, just as our railroads are required to couple themselves into through routes and thus make their service continuous and interdependent; but they should not be allowed either to agree as to rates or to merge their capitalization or their identity.

"Such plan as is here suggested should be attractive to capital wherever there is bona fide need for such water power development, for it is definite in its terms and can be made a precise basis for capitalization. The term of the franchise would be long enough to permit of the amortization of the plant

upon such a percentage as would lay no heavy burden upon each year's earnings. "Where a reservoir site is also used for the storage of irrigation water, the right to which attaches to certain lands which should enjoy that use forever, it could be provided that at the end of the franchise period the government would either turn over the plant to the water users or the state or otherwise provide for its operation."

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