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THE CAFETERIA PLAN IN SELLING LOTS

A Salem real estate man (excuse it, please; realtor) was quoted in The Statesman of a few days ago as saying his line of business is picking up, and with predicting that this will be the best year ever in the real estate business here.

And events are likely to prove him a good prophet, for there is sure to be a great influx of automobile tourists, with the advance guard beginning to arrive very soon; and the advertising campaign of the railroads is sure to direct a stream of immigrants to the Pacific Northwest—to Montana, Idaho, Washington and Oregon; and did you realize that "The Covered Wagon" screen being shown to millions is bound to have a great influence in directing favorable attention to Oregon?

Then, speaking for Salem and the Salem district in particular, the idea is being put over more and more widely that we have the cheapest lands in the world, in a well settled country with all the advantages of a progressive community; the cheapest when potential values are considered—when it is known what may be done here in tree and bush fruits; in walnuts and filberts and flax and mint and dairying and poultry raising and swine breeding, and bees and celery and a long line of other things coming from or on or under the soil, plus our showers and sunshine. This idea, tried and made sure beyond peradventure, will bring us more and more new people, more and more factories; more and more business, all contributing to substantial city building.

So the time may come, before long, when Salem realtors will be driven to adopt a wrinkle being tried out at Los Angeles.

The business of selling subdivisions on the cafeteria plan, which is working wonderfully well down there, where they have nothing to offer but sand dunes and sunshine. The lots are all numbered and staked out and maps and price tags are mounted on each lot. The purchaser looks over the tract at his leisure, and when he finds what he wants he mails the price tag and his first payment to the realtors in charge. The business is completed with the title company.

Another telling adventure in the land game down there is that of buying and selling tracts through a popular syndicate. Some promoter will obtain an option on desirable acreage and then admit the public into a syndicate for the purpose of developing, platting and marketing the same. The big profits are supposed to be on this end of the business and in this way any speculator is admitted to the extent of his venture. Each member of the syndicate has a personal interest in the disposal of the tract and may hook up with a lot or two on his own account. There are frequent innovations in the realty industry.

And they are all found at their best in Los Angeles. The cafeteria plan explains partly the "lots for sale" signs Mrs. W. P. Lord of Salem recently reported she began to see when she arrived within thirty miles of Los Angeles on the automobile tour which she is taking down there; she said in her letter printed in The Statesman that she also saw lively signs of business being done in these lots.

But the joke is often on the man who refuses to buy down there. He may turn away from a sand dune lot thirty miles out being offered at \$2500 to happen along a couple of years later to see the price marked up to \$2500 a front foot.

How long this thing can be kept up no one knows. It has been predicted sixteen thousand million times in the past forty years that the limit had been reached. But the thing is going on now with greater momentum and volume than at any former time—and every man in Los Angeles will tell you their town is going to be the biggest city in the world; and most of them have kidded themselves into believing it.

VOTED WRONG

The vote on the Mellon surtax amendment was wrong. It was wrong because the country believes it can progress faster if the rich men are not hit so hard. The temptation for hiding money in tax-free securities is too big. It must be lessened, so as to give a square deal to every taxpayer in America.

Oregon is suffering because of this discrimination, and Oregon has reached the time when it must have the influence and have access to the pocketbooks of its rich men. It is true that this condition was brought about by the reactionary republicans, who insisted on scuttling the ship rather than do business with other republicans. This sort of business will not do; it is not statesmanship, and it is the worst kind of politics. It is safe to say that the Mellon plan must have some amendments. He puts the surtax at 25 per cent. The progressives were willing to leave it at 37 1/2 per cent, but because the reactionaries would not treat with fellow republicans, we find it left at 44 per cent. This is not relief enough to bring the money out of its place of hiding and get it in the channels of business.

Excessive wartime taxes are a drag on western progress. They induce capitalists to put their wealth into non-risk, tax-exempt bonds rather than engage in constructive enterprises that always have been and always will be inseparable from hazard. That is the main reason why the Inland Empire was so slow to recover from the war. Men of large means, experience and ability have not been hunting over the west in search of big undertakings.

Every western member of congress who contributed to the defeat of the Mellon schedule voted that the opposition was paying \$10

against the interests of his constituents and the welfare of western communities. He voted to club capital away from the fields of western opportunity.

How could it be otherwise? If the opposition schedule should prevail, the government will go on taking 6 per cent on incomes exceeding \$8,000, plus surtaxes running up to 44 per cent on incomes above \$92,000—a maximum of 50 per cent.

The individual, under that exaction, would take all the risk and bear all the loss if the venture were unsuccessful, but the government would claim half the profits if it turned out to be profitable.

RANK PARTISANSHIP

Senator Wheeler of Montana, making the charge of crookedness concerning Daugherty, said that Daugherty did not get any money he is a fool. If that is the standard of this senator, he has no business being in his high place. If it is not his standard he is a deliberate, malicious, venomous partisan who wants to destroy rather than help anything. This investigation has become so malicious that it is losing its effectiveness. It was right to get Fall, but now simply because McAdoo was caught in the net, we find the democrats making irresponsible charges for the purpose of prejudicing the public. Already there are a reaction; already the republicans are holding up their heads and appreciating that the unfairness of the investigation is its own best answer.

The Montana senator's point of view is reminiscent of early-day political corruption in that state. It is on a level with the leading editorial in a Butte newspaper in the state capital campaign of 20 years ago. It dealt with a rumor

a vote, by appealing to the voters not to sell themselves at that cheap price.

"We have dependable information," in effect, it said, "that the opposition is paying some voters as high as \$50. Boys, don't let them buy you for \$10. Get your \$50!"

That low point of view would be condemned as severely in Montana today as in any other state of the union. A newspaper heralding it would be censured by a host of decent-minded men and women.

In the coarse opinion that, if Attorney General Daugherty did not get the "boodle," he was a bigger fool than the American people had taken him for, the Montana senator speaks neither for the American people nor the people of Montana.

CHANGING THE GAME LAWS

It has been apparent that wild game is on the road to speedy extermination unless something is done about it. It is good news that the sportsmen are going to take the matter up. They are asking for a cut in the bag limit and a shortening of the open season for fish and game. It is believed that all the sporting clubs in the state will unite and help boost this along. It has been our contention, always, that the ambition of the hunter was to bag the limit, and if that limit were lessened he would be just as well satisfied. The hunters and fishers are not bad men; they are good men. They stay within the law, and the shorter season with less bag will satisfy them, and they will cooperate for the preservation of wild life. Fortunately, when dealing with the hunters and fishermen we are dealing with high class men who can appreciate the importance of preservation.

STAN. MYERS

The Oregon Statesman is not taking much stock in the recall. It has come to discredit the whole business and to be out of patience with the law, it is used so much as a club by disgruntled politicians.

However, if there is to be a recall, the state should be combed to find the best man for governor. Stanley Myers, prosecutor for Multnomah county, is being mentioned for this place. He is a big man with wide experience, and would make a creditable candidate. In addition to this he is an old football player and understands when to buck the center, when to make a fake play or when to leave his fortune to a forward pass. We have always believed that football training is fine political training.

MARKETING PRUNES

It is good news that the chain stores are going to take up prunes. The statement given here tells the whole story, and it is not a happy one. Prunes that have been selling for five and six cents a pound here have sold for 30 and 35 cents in the east. There is not this difference in transportation and handling costs. It means that middlemen all along the line have been taking their toll, the price at the end of the journey is too high and the expectant consumer refuses to purchase. It was given out that the prunes will be sold three pounds for 25 cents. It will mean a new food for the nation, a food that is wholesome, cheap, and fills the measure completely. It means, also, that the producers can have some chance for their white alleys.

A DELICATE POSITION

John Barton Payne is in a delicate position. He is the head of the Red Cross and a candidate for the nomination for presidency. It is one of the cardinal principles of the Red Cross that politics must not enter in. When Henry Allen was candidate for governor of Kansas, out of delicacy, he never wrote a letter, never said a word during the campaign, even after he was nominated. Mr. Payne ought to retire. He must not bring the Red Cross into the muck of politics.

THE RIGHT PLAN

A man in Hillsboro is under arrest for refusing to give the name of a man from whom he bought booze. Until we punish both sides, until we recognize a conspiracy to violate the law, prohibition cannot be successfully enforced. There cannot be an illegal sale without both parties being law violators. There must be a conspiracy to violate the law even ahead of the violation.

The tomb of Tut is to be opened after all. Mr. Carter, who petulantly locked it up, has had his lock sawed off and again the public can get inside. However, Tut is not such a great curiosity. He has only been there 3300 years.

Eggs have been discovered in South Dakota that are 30,000,000 years old.

A HARD POSITION

England has a labor premier, and his troubles have started early. He finds himself with a dock labor strike on his hands. He has lost his radicalness, and now sees matters through the eyes of a British statesman, but he is unable to settle the strike.

WILLIAM JENNINGS BRYAN
Great prophet of last three decades,
Bold messenger of truth,
Your words have been to wise men aids
An inspiration to our youth.

When prohibition was in need
Of friends both staunch and true,
You did supply the nobler need
A victory came because of you.

"You can not press a cross of gold
(Upon the laborer's brow),
Was like the prophetic of old
And stands fulfilled even now.

"Elect your senators by vote,
From legislatures take the right,
And quickly in our law we wrote
The mandate of prophetic light.

When wives and mothers tried to gain
The right withheld by thoughtless men
Your ringing words helped them obtain
The vote long sought with voice and pen.

To all good causes your aid has come
You've been a blessing many years,
Hated by some, you've stricken dumb
By your bold stand, unmoved by fears.

But friend and brother we love you most
For a hereditarily great host
You have upheld against the host
Of those who would God's word malign.

God's word is true and it shall stand
When thoughts of men have passed
"E'en thine own image, by thine own
hand."

Thine modesty, let none say nay."
Thine we denied you princely sway,
With Henry Clay you'll be content,
Because like him we hear you say,
I'd rather be right than president.
—D. K. Lathrop.

MY MARRIAGE PROBLEMS

Adele Garrison's New Phase of
REVELATIONS OF A WIFE

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CHAPTER 110

WHAT HAPPENED BEFORE
THE FIRE.

Lillian walked to the library door, slipped the catch, to insure no one interrupting us, came back to the fireplace, and looked down at the back log and sticks laid ready for lighting if any one wished a fire.

"I'm afraid Jerry Tiger won't be as efficient a fireman as Jim," she said contemplatively, and I promptly took the cue.

"There is no use saving this as a souvenir," I observed. "And I'm a bit chilly after our little outing, aren't you? Let's have one fire on Jim."

"I couldn't help hinting," she said with a little moue. "My feet are cold, figuratively and literally, and I can think better if I look at a blaze."

"A blaze it shall be then," I said applying a match to the carefully-laid fire, and in a minute or two the flames were leaping around the back log, and Lillian, chin cupped in palms—how many times I had seen her thus—was gazing into the blaze with inscrutable eyes.

I drew my own chair close beside her, leaned my head against its comfortable back and gazed with half-shut eyes at the leaping flames.

"It's a pity to wake you," With a start I became conscious of Lillian's hand joggling my shoulder, of her eyes, merry, yet compassionate, looking down at me.

"I'm sorry," I stammered, ashamed.

"No apologies needed or accepted," she said, "but it's nearly time for the moonlight revelers to return, and I want to spit a few before they arrive."

"I am all ears," I said, wasting no more time in excuses.

"In the first place," she began slowly, "I don't mind telling you

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that not in years has anybody set my plans so awry as that driver did tonight when he crashed into that bicycle. I had counted a good deal on hearing the conversation between Katie and that mysterious cyclist. Of course, he had frightened the eye-teeth out of her head. She was afraid to do the slightest thing against his orders, but what gets me is how he got such a hold over her. She's flighty but not in that direction."

"How to Find Out."

I felt her eyes upon me, and tried my best to keep a poker face. I had a theory as to Katie's actions, which I did not feel I could share with Lillian without betraying a confidence of my little maid's, made to me long ago. Lillian waited for a long minute before speaking again.

"It involves a confidence, I see," she said understandingly, and I realized that my poker face had been a dismal fizzle, that by my confusion I had confirmed Lillian in some theory which she had made before she spoke to me.

I made no answer—indeed, there was nothing for me to say, and she went on:

"Can you tell me this?" she asked. "Is there anything to be gotten out of Katie? Can I find out anything of the conversations she had with that fellow?"

I shook my head.

"She swore her a swear," I said with a wry smile, and it evidently was a most impressive oath, for she is frightened to death by the fear of breaking it."

"I thought that would be it," she commented, then more briskly: "Didn't Mother Graham write that Katie seemed to be hunting all over the house for something?"

"Yes."

"Yet nothing of value has disappeared?"

"I'm—." She stared into the fire again for a long minute—then threw out her hands with sudden decision.

"If that fellow lives I must have him watched like a hawk," she said. "If he dies, which I'm afraid he'll do, the world will be rid of a despicable rascal, and Katie's mind will be at ease, but I shall have lost a most valuable and necessary link in the chain. But how to find out about him these first few days? Depend upon it, there'll be careful, quiet inquiries made for him. There are people back of that lad."

"Thanks be to Allah!"

"Would Dr. Pettit?" I began tentatively.

She looked at me oddly, and then—struck the palm of one hand with the fist of the other, a familiar gesture to me. She always uses it when she is exasperated with herself.

"I'm getting positively senile, Madge," she said. "I never thought of him. He did us good service once, and although he is such an awful ass, I imagine he can find out what I wish until I have a chance to do something else. Let me see. There's no use doing anything tonight, for that

man is either dead by now or unconscious under some emergency operation. That was a fearful blow he got. But the first thing in the morning he must be looked after. Will you run me into town before breakfast in the morning? I want to be sure to catch Dr. Pettit before he goes out on his early rounds."

"You know I am at your service."

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FUTURE DATES

February 21, Thursday—Rotary Birth day party and ladies' night. Marion hotel.
February 26, 27—Tuesday and Wednesday—Lions Club Musical show. Grand theater.
March 1, Saturday—Pioneer Roundup. Marion county and Salem Pioneer, Y.M.C.A.
March 13, 14 and 15—State Inter-scholastic basketball tournament, Willamette gymnasium.
March 14 and 15, Friday and Saturday—Marion county Sunday school branch of religious education meets at Station.
April 12, Saturday—Indication of statue "The Circuit Rider," in state house grounds.
May 16, Friday—Primary election in Oregon.
June 10, Tuesday—Republican national convention meets in Cleveland.
June 24, Tuesday—Democratic national convention meets in New York.

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Things
To Do

The Boys and Girls Statesman

The Biggest Little Paper in the World

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Edited by John M. Miller.

Rin-Tin-Tin, the Famous Dog Actor's Story



We are very excited today, for we have an engagement to interview Rin-tin-tin, the Wonder Dog of the Movies! He comes in, shakes hands with us in a business-like manner that seems to say, "I had to know you, Scout. I can tell my story in a very few minutes. Being interviewed is a regular thing with us picture folk, you know." Rin-tin-tin can't really write his story, but if he did it, it would read something like this:

"I was born during the heavy fighting of the St. Mihiel drive in a German Red Cross hospital. My mother and father were ser-

vice dogs at the hospital. When I was only three days old, our duck-out was struck, and all the people in it killed. My mother and father perished, too, but somehow, by a miracle, my five sisters and brothers and I were not harmed."

"At this point, a tear fell from Rin-tin-tin's eyes."

"Before long, an Allied airplane belonging to the United States aviation corps landed. I snarled at the three men that spied us in the pile of ruins. But when they picked us up in their plane and took us to the American lines, I began to like them, for the Americans were very kind to us, and

vice in everything," I said quietly.

"I know that you're a dear!" she said warmly, tapping my cheek an odd little caress of hers. "And, thanks be to Allah! I hear Dicky's car. The moon gazers have returned, and you can get to bed."

(To Be Continued)

Mandates Sent Down in Hecker and Evans Cases

Arthur S. Benson, clerk of the supreme court, on Saturday sent to the lower courts of Clackamas and Wasco counties respectively, the mandates in the cases of Russell Hecker and Ave Evans, who will be returned to the lower courts to be resentence to pay the death penalty for murder. Hecker was convicted and sentenced to hang for the murder of Frank Bowker, a Portland musician. The crime was committed on the highway in Clackamas county. Evans was convicted and sentenced to hang for the murder of James Doran of McMinnville. The crime was committed in Wasco county. Execution in both cases was automatically stayed when appeal was taken to the supreme court. Several months ago the supreme court handed down opinions sustaining the lower courts.

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Ford Given
Solve This Puzzle Win First Prize
1 5 8 25 18 21
6 32 9 22 5 18
The figures represent corresponding letters in the alphabet. Figure 1 is A, 2 is B, and so on. The ten figures equal three words. What are the words?
To Men, Women, Boys and Girls
All can share in these easy-to-win prizes. Send the three words on sheet of paper, neatly written, with your name and address.
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Send Your Answer - Act Quickly
THE PACIFIC HOMESTEAD
209 E. Commercial St., Salem, Or.

the doughboy who adopted me for his special pet shared his cot and kit with me. After the war, we came to America, but while we were in New York, we were placed under quarantine, and little Ninette, my favorite sister, took double pneumonia and died."

Rin-tin-tin's toilet is an interesting one. He has his nails manicured, not because he is vain, but to help him in climbing and jumping over obstructions that are placed before him in his pictures. When it is too cold for Rin-tin-tin's overcoat, he has a heavy top coat that he puts on, and for a rainy day, a regular slicker.

"I do not as a rule discuss my business affairs, but the public seems to want to know about my salary," said Rin-tin-tin. "I am signed with the Warner Brothers Studio of Hollywood, California, for five years, receiving \$500 a week, for fifty-two weeks a year, plus 20 per cent additional for all pictures distributed. I have been making a tour of some of the cities where my latest picture has been shown."

The beautiful dog, about the size of a large wolf, with his gorgeous coat of a sable color, is considered a wonderful dog actor. He has won many championships, including the world's record in the scaling high jump.

When we thank him for his interesting story and turn to go, the glittering eyes of this wonder dog smile at us in friendliness. He rolls them, then he reaches up and kisses us! I doubt if any human movie actor could have done it better!

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