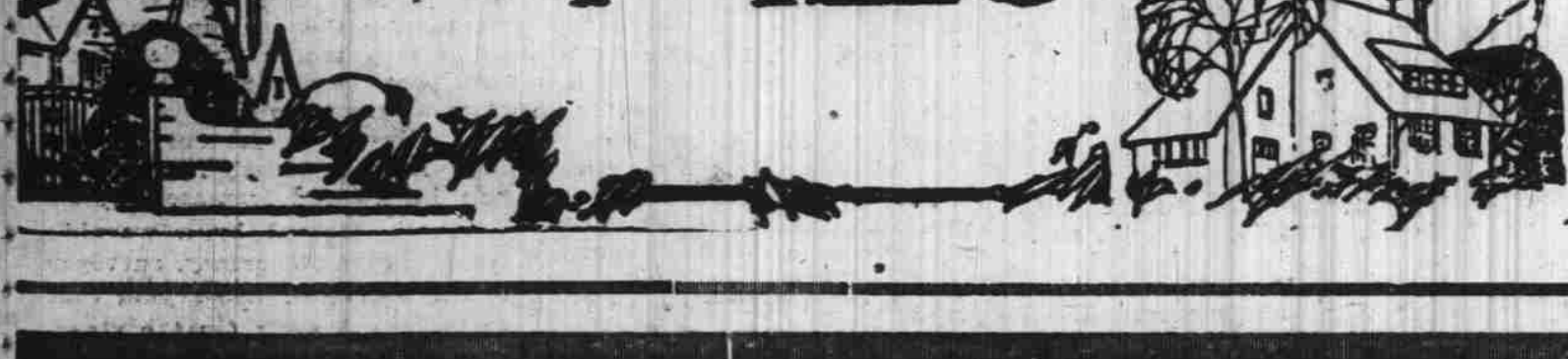


HOMES



SPLIT COMMISSION HELD AGAINST LAW

Will Moore, State Real Estate Commissioner, Asks Public Cooperation

It is against the Oregon real estate law for a licensed real estate broker to divide his commission fees with another person who is not a licensed broker, says a statement gotten out by Will Moore, state insurance commissioner, as a result of complaints received from persons because they had not received fees to which they believed themselves entitled. These usually are persons who claim to be the mediums through which dealers have been able to make deals.

"Prior to 1919 and the adoption of the real estate brokers' law," said Mr. Moore, "it was customary in Oregon and throughout the United States, for a person giving information leading to a real estate deal to receive an equitable compensation for the information. This brought about extra work for the courts which were often called upon to determine whether or not the third person was a factor or a connecting link in the sale. The real estate brokers' law, which was passed in 1919 and received a few amendments in 1921, says: 'It shall be unlawful for any licensed broker to divide a commission received in the capacity of real estate broker with any person who is not a licensed broker.'

"The public should cooperate with the Oregon real estate department by transacting all real estate sales or purchases through

licensed real estate brokers, as licensed brokers have furnished the state of Oregon a bond to the amount of \$1000.

"When a real estate broker is granted a license a small pocket card is also issued to the broker which he is to carry about his person at all times while engaged in the real estate business and which the law requires that he display to any person upon request. These cards bear the facsimile signatures of Will Moore, real estate commissioner, and W. A. Mullen, deputy commissioner, a change of color being used each year."

Realtors Name Committee To Study Zoning Plans

City zoning requires a long and uphill fight before it becomes an actuality, and though Portland has been fighting for this several years, it is only this fall that the plan will be submitted to the voters.

Believing that zoning is the only solution to the problems of a growing and modern city, the Marion-Polk County Realty association is taking the initiative in starting the fight here.

In order that some definite plan may be outlined and definite start be made, the realtors have appointed the following committee; W. G. Krueger, chairman, George Grafenhorst and R. A. Harris.

WATCH YOUR HEADLIGHTS

There are anti-glare laws to prevent this. Make sure you are obeying the law.

The number of accidents due to glaring lights has become so frequent that most communities today have adequate laws regulating the use of lights. It must not be forgotten that the purpose of a light is to see where you are going, not to confuse the motorist approaching you.

NEW SUB-DIVISION OPENED BY MILLS

Tract Is Located in Heart of City and Has Many Bright Prospects

J. A. Mills the realtor at 331 1/2 State street has taken a contract to sell a new subdivision right in the heart of the city of Salem. This tract of land contains some 5 or 6 acres and is situated on North Liberty and Broadway and is the old Mill site where many years ago stood the first woolen mill that Salem ever had, and also a flour mill. These have long since vanished and the land now belongs to the Oregon Pulp and Paper company of Salem of which C. F. Beyerl is the very successful manager.

It is a regret in the mind of Mr. Mills that this piece of property could not be covered with another industry or industries that could or would mean as much to the city of Salem as does the Oregon Pulp and Paper company, with its 300 employees and its payroll running around \$100,000 per month.

There is another regret that if industries could not have this property, that it could not be made into a playground, with its natural amphitheater. Its wonderful opportunity for swimming pool and ball park, tennis courts and for athletics in general. It is truly regrettable that a centrally located property like this is not made into something of value to the public.

"Reminiscing again, on this piece of ground and in the early woolen mill, worked Thomas Burrows. In 1864," Mr. Mills said "he came here as a young man from San Francisco a spinner broke as you might say from the fact that United States money was very much depreciated. It took a \$100 in bills to get \$40 in real honest to goodness money. He came by ship to Portland and then up the valley to Salem. Mr. Burrows has made Salem his home since 1864, has seen the city grow from cow paths to a beautiful place with paved streets, lovely parks, artistic homes and wonderful business opportunities. I'm sure Mr. Burrows as he wanders past the place where he first worked in Salem, feels and thinks of the past which never comes back, with a tender memory."

"And now this spot is to be broken up and made the homes of our ever increasing population. Salem cannot stand still she is moving on and on with greater and faster development than she did in the years between 1864 and 1924."

If anyone is interested in a half acre tract in the heart of Salem, call upon Mr. Mills and he will gladly show you this new subdivision.

Building on Pacific Coast

Building activity in Pacific coast cities during September was well sustained, especially in California and Arizona, although a grand total of \$40,760,719 in building permits issued in 77 cities shows a slight seasonal reduction from the previous month. This figure is 3 per cent less than the August total but 3 per cent greater than that of last September, indicating a dependable recovery from the depression of a year ago. This is shown by the Pacific Coast section of the monthly building survey of S. W. Straus & Co.

Of the 77 cities, 37 report gains over August, 42 show gains over last September, 50 show gains over September of 1922 and 19 show gains over the three comparative months. In California 55 cities, reporting a September total of \$33,049,984, show gains of 2 per cent over August and 4 per cent over last September. Oregon, Washington and Utah cities, with few exceptions, report reductions from August but gains over last September.

San Francisco reports a September total of \$5,671,784, the

highest monthly record in three years with the exception of August, 1922. It shows a 40 per cent gain over August of this year, a 95 per cent gain over last September and a 92 per cent gain over September of 1922. In the San Francisco Bay metropolitan area, 13 municipalities, report \$10,128,813 for September, which is 11 per cent over August, 50 per cent over last September and 88 per cent over September of 1922.

Los Angeles, reporting \$13,090,467 for September, shows reductions of 4 per cent from the August total and of 8 per cent from that of last September but a 27 per cent gain over that of September, 1922. In the Los Angeles metropolitan area 13 municipalities, with a September total of \$16,724,781, show a 5 per cent reduction from August, an 11 per cent reduction from last September but a 26 per cent gain over September, 1922.

Oakland's September total of \$2,502,144, shows a 17 per cent reduction from August but gains of 16 per cent over last September and 39 per cent over September, 1922.

Seattle's September figure of \$1,439,970, shows a 31 per cent reduction from August but gains of 2 per cent over last September and 6 per cent over September, 1922.

Portland's \$2,548,575 for September is 19 per cent less than for August but shows gains of 7 per cent over last September and 66 per cent over September, 1922.

Long Beach, with a \$2,368,746 September total, shows a marked advance of 126 per cent over August, 63 per cent over last September and 79 per cent over September of 1922.

San Diego, reporting \$985,567 for September, shows reductions of 39 per cent from August and 24 per cent from last September but a 14 per cent gain over September 1922.

San Jose's \$721,990 for September, shows marked gains of 141 per cent over August, 290 per cent over last September and 464 per cent over September, 1922.

Sacramento, with a \$622,016 September total, shows gains of 24 per cent over August, 44 per cent over last September, and 83 per cent over September, 1922.

Boise reports the biggest monthly figure recorded, showing remarkable gains with a September total of \$223,278, 116 per cent over August, 102 per cent over last September and 467 per cent over September, 1922.

Berkeley, with \$805,809 for September, shows a 10 per cent loss from August but gains of 5 per cent over last September and of 70 per cent over September, 1922.

Astoria, reporting \$147,680 for September, shows gains of 42 per cent over August and 17 per cent over last September.

Spokane reports \$203,724 for September, 10 per cent over August, 23 per cent over last September but 28 per cent under September, 1922.

Hoquiam, with \$36,645 for September, shows gains of 62 per cent over August, 99 per cent over last September, and 128 per cent over September, 1922.

Pasadena, reporting \$923,899 for September, shows losses of 29 per cent from August and 12 per cent from last September, but a 17 per cent gain over September, 1922.

Total building permits for California for September, 1924, \$34,137,986. For Idaho \$223,278. For Washington \$2,594,571. For Oregon \$3,132,535. Of this last figures \$107,230 was in Salem.

New Department Is Added By Spaulding Logging Co.

Extensive alterations have been made to the sash and door section of the C. K. Spaulding Logging company plant here for the purpose of giving a stock room for the display of a complete line of building materials handled and manufactured by the company. The new department will be in charge of A. H. Young.

The entire south end of the sash and door factory has been remodeled and connected with the main offices. Breakfast nook, ironing boards, cabinets and cabinet doors as well as other specialties will be displayed.

The new department will be opened the first of the week.

PROGRESS IS MADE ON MANY BUILDINGS

Properties Begun Earlier in the Year Rapidly Nearing Completion

Expensive properties that were started in Salem earlier in the year are fast nearing completion and the first of the month will see nearly all of these practically completed.

In the increase of new buildings in the city there has been no more change than along Ferry street, once little better than a high class alley which is being changed into a good business street.

Beginning at Ferry and High, sidewalks have been placed around the Frank Hughes' estate property, a modern two-story brick building occupying a quarter of a block. The lower floor will be devoted to store spaces while the entire upper portion is to be occupied by the New Salem Hotel, of which T. G. Bligh is proprietor. It will probably be a month before this is ready, as finishing touches are now being given to the main building.

Coming west on Ferry to the next corner is the Otto Klett natatorium and dance pavilion, a modern two-story concrete building. Work on this is progressing rapidly and a few more weeks will see it practically completed. On the corner to the north is the Eckerlin building, smaller than the others, but of concrete construction and two stories and basement. Glass has been placed and the building is nearly ready for occupancy. Just south and adjoining the Klett property is the new Public warehouse to replace the wooden structure recently destroyed by fire. Work is now well under way, but it will be some time before the owners can use the building.

Changing locations a little, at Chemekeeta and Cottage is the new Rigidon mortuary, one of the most complete buildings of its kind to be found along the coast. It is of concrete and stucco finish. Work on this is progressing and the building is well along toward receiving its finishing touch, and will soon be ready for the installation of fixtures. At Cottage and North Liberty rapid progress is being made on the new Christian Science church. While the building is considered an addition practically all of it is new and modern construction, only a portion of the building being retained for sentimental purposes. This has been cleverly worked into the new building.

Progress on the T. A. Livesley home, the structure alone costing \$65,000 with additional thousands of dollars necessary to produce the desired landscape effect, is continuing and the mansion can easily be called the finest in the Willamette valley outside of Portland.

Several residence properties have changed hands through the W. H. Grabenhorst & Company real estate firm during the last week.

Mabel McGahan has purchased the Charles Severson residence at 1465 North Seventeenth, at a consideration of \$2650; George Vanderhoof has purchased the four-room home of N. C. McLain at 825 South Twenty-first for \$1550; Clair C. Coates, the northeast corner lot at Liberty and South Commercial from Ben O. Pade for \$1000 and will build in the near future. W. F. Watson, of the Western Auto Supply company, has purchased a modern five-room bungalow at 1420 Center from Mrs. Magdalen Engel for a consideration of \$4200.

NEW BOOKS

SALEM PUBLIC LIBRARY
Curwood, J. O.: Nomads of the North;

Dickens, Charles: David Copperfield;

Fisher, D. C.: The Squirrel-Cage;

Hawes, C. B.: The Dark Frigate;

Humphrey, Zephine: Mountain Verities;

Hutchinson, A. S. M.: The Eighth Wonder;

Marshall, Edison: Steward's Folly;

Oppenheim, E. P.: The Wrath to Come;

Young, F. B.: Woodsmoke;

Villard, O. G.: Some Newspapers and Newspapersmen;

Curran, H. H.: John Citizen's Job;

Abbott, Edith: Immigration; Robinson, J. H.: The Humanizing of Knowledge;

Thomas-Tindal & Myers: Junior High School Life;

Ingersoll, Ernest: Birds in Legend Fable and Folklore;

Flisk, E. L.: Health Building and Life Extension;

Harn, O. C.: Lead, the Precious Metal;

Lescarboura, A. C.: Home Owners' Hand-Book;

Shay, Frank, Comp.: One Thousand and One Plays for the Little Theatre;

Kirby Page: War: Its Causes, Consequences and Cure;

Books For The Children
Brown, A. F.: Friends and Cousins;

Buehan, John: The Last Secrets;

Bullen, F. T.: The Cruise of the Cachalot;

Mukerji, D. G.: Jungle Beasts and Men;

Seton, E. T.: Rolf in The Woods;

Wiggin, K. D.: Rebecca of Sunnybrook Farm;

Bigham, M. A.: Merry Animal Tales;

Bird & Starling: Historical Plays for Children.

BUILDING PERMITS LARGE FOR WEEK

Saturday Is Busy Day for City Recorder; Permits Total \$23,600

Fall weather instead of discouraging building activities is bringing out an increased amount of building, for during the month of October, ending Saturday noon, a total of \$23,600 worth of building permits have been issued from the office of the city recorder. Of this amount \$47,600 were for the last week.

Five building permits totaling \$23,600 were issued Saturday morning, all for new dwellings with one exception. Heading this list is the new two-story dwelling to be erected at 148 East Washington, by U. G. Shipley, who will spend \$9000 for construction of the residence. Other fine homes are to be built as follows: Albert Knapp, dwelling 2040 So. Commercial, \$4000; K. S. Ross, dwelling, 2020 South High, \$4500, and Susan Varty, \$2500 dwelling at 995 North Church. Willamette university received a permit for the erection of a grandstand at State and Winter to cost \$5600. During the week a total of 15 permits were issued, including those yesterday. One permit for the construction of the Inland Water Transportation company's dock at Court and Water, and the other for the Willamette university grandstand. The remaining permits covered the erection of new dwellings. The average permit represented an investment of \$3173.33. With the two exceptions, there were no commercial buildings started.

Included in the permits for October is that of \$170,000 for the new Elks temple at State and Church.

Several Local Deals Made By Grabenhorst

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Expert Finds Earthquakes Follow Extreme Tides

TOKIO, Oct. 9.—(By AP.)—Japanese seismologists are engaged in a discussion as to whether there is connection between earthquakes and high tides along the coast.

Naokiichi Maeda, chief of the Choshi meteorological observatory

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has brought forth observations covering several years to prove that earthquakes can be foretold by excessive rises or falls of the tide. Early on the morning of August 14 Tokio and the districts to the north were shaken by a fairly severe tremor. For several days previous tides along the Choshi coast, northeast of Tokio, where Mr. Maeda makes his observations, had been abnormally high and he had predicted a shock. That a shock came he claims is proof of his theory, that abnormal tides mean the approach of an earthquake.

Mr. Maeda quotes figures for the tides just before the disastrous earthquake of September 1, 1924. At that time, he says, the tides were so high that the fishermen along the coast, who eke out a living by gathering seaweed in the shallows, complained that the water was so deep in their accustomed hunting grounds that their industry was sadly crippled. Then the big quake came. Mr. Maeda also recalls that excessively low tides preceded an earthquake which did considerable damage in Tokio and the surrounding country in April, 1922.

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Read the Classified Ads.

JUST RECEIVED A carload lot of number 1 CEDAR POSTS

These Are Real Posts—Come and See Them

The weather conditions do not affect our trade and prompt delivery. Notice how regularly our truck comes and goes.

There is a Reason

We handle the very best manufactured lumber on the market in all grades and sell at the most reasonable prices.

Agent Sherwin-Williams Paints
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Come and see us and be one of our Satisfied Customers

COBBS & MITCHELL CO.

Successors to Falls City-Salem Lumber Company
349 South Twelfth (Opposite Kay's Woolen Mills.)
A. B. Kelsay, Manager.

Why-- Milestone Sewer Pipe

Are Two Steps Ahead In Sanitation

- 1. First concrete pipe made 85 years ago in New York State.
 - 2. Not porous—used in irrigation systems under pressure.
 - 3. 165 miles of pipe in sanitary sewer service in Portland, Ore.
 - 4. Used in Salem since 1911.
- 1—Longer joints,—making fewer joints and saving labor and mortar in laying. You have 1/4 less joints to make with Milestone Pipe.
- 2.—Self-centering bells—Making absolutely smooth joints inside—an improvement found only in Milestone Sewer Pipe.
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5 1/2% Semi-Annual Interest
5 Year Loan
Will Loan Up to 50% of Value

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Far Cheaper Than Any Building & Loan Co. in the Northwest
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Painting in All its Branches

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More Heat from Your Coal and Wood!

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Shop 808 North Liberty Street

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