

THE BEND BULLETIN.

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BIG MONEY PAID FOR BEND LOTS

Seattle Men Invest Heavily in Local Real Estate.

\$17,500 FOR REED HOMESTEAD

Secures Irvin Reed Tract and Will Subdivide It into Town Lots. Numerous Other Transfers During the Past Week.

The past week has witnessed great activity in Bend real estate, and more transfers have been recorded than during any similar period for some time. Dr. J. R. Booth, J. W. Frerich, and P. F. Nasmyth, all of Seattle, were in Bend during the week and invested heavily in real estate.

The largest purchase these gentlemen made was the acquisition of the Irvin Reed homestead which lies about three-quarters of a mile south of the present townsite. The tract contains 160 acres and the price paid by the Seattle men was \$17,500, a third of which sum has already been paid down. Water for irrigation from the Arnold company's system goes with this tract. It is understood that the purchasers will cut the tract into lots and put it on the market.

These men also contracted to take the two lots at the corner of Bond and Minnesota streets—adjoining the Aune livery stable on the south. Consideration \$6,500. The deed for this transfer is in escrow pending arrival of money. They also bought of W. B. Sellers lot 9 in block 9, paying \$1,800 for it; and lots 11 and 12 in block 16 of Carlyle Triplet, price \$1,700. Mr. Triplet had lumber on the ground and carpenters were to begin building him a house on the morning following the day when he received the offer for the lots, but in view of the neat profit he could make he decided to sell and postpone building. They also secured from J. S. Parmenter lots 10, 11 and 12 in block 27, on Juniper avenue, the lots being purchased for Minnie Bradley of Seattle. Consideration \$1,500. Other property purchased were lots 12, 13 and 14 in block 28 on Koa avenue. Purchased of J. H. Bean for \$1,500.

These Seattle parties also have agreed to take over some ditch land in the Powell Buttes neighborhood—80 acres from Miss Coleman at \$40 an acre and 85 acres of S. L. Painter at the same price.

Other Real Estate Deals.

Another transfer involving a goodly sum of money was the purchase by J. S. Parmenter of the northerly half of lot 3 in block 1, the property being owned by A. C. Lucas. The Lucas livery stable now occupies this tract. Mr. Parmenter paid \$8,000 for the property and is certain he has a bargain.

Mr. Lucas in turn purchased of Frank May, lots 11 and 12 in block 26, and he plans to build a home on them in the near future. These lots are just east of H. Spinning's present residence.

W. B. Sellers and N. P. Smith purchased the Mrs. Herring lot on Wall street (the old Steele restaurant) paying \$3,600 for it, each getting half of the lot, or a 25-foot frontage. Mr. Smith plans to put up a building on this lot in the spring to house his present business.

The prices above quoted are evidence that not only local people but also those living elsewhere have faith in Bend real estate as an investment. The tendency of prices to move upward began when the D. E. Hunter Realty Company of Dayton, Ohio, sent its representative here and began to pick up property over the town at figures much in excess of anything that had been paid up to that time. Other buyers from the outside followed and all seemed ready to

boost prices up a notch or two. As a rule it has been outside people who have paid the big figures for Bend property.

Madras City Election.

At the election held at Madras on January 31, 69 voted in favor of incorporating and 3 against. The following were elected as city officials:

For Mayor—Howard W. Turner. For Councilmen—S. E. Gray, T. B. Tucker, W. R. Cook, T. A. Long, Warren Smith, W. H. Cook. For Recorder—John H. Jackson. For Treasurer—J. M. Conklin. For Marshal—Austin W. Culp. Robt. Rea was nominated to run as mayor on one ticket, but withdrew before the election, leaving a clear field to Turner.

BOURNE WOULD CHANGE THE HOMESTEAD LAW

Oregon Senator Has Introduced Bill Which Would Eliminate Residence Requirements but Demands More Cultivation.

Senator Bourne announces that he will introduce a bill in congress whereby the residence requirement on a homestead will be cut out and a greater amount of development and crop production substituted. If his bill should become a law, an entryman would not have to live on his homestead, but would be held to stricter rules regarding cultivation. The senator says that he believes "production of crops rather than residence upon a homestead is the essential of successful and most efficient development of our resources."

In a circular letter describing the ideas involved in his bill, Senator Bourne says, in part:

"If the bill which I have prepared should become a law, the homesteader on non-irrigable land in what is known as the arid region, need not live upon his land at all, but must live within the state. He must cultivate it either personally or by representative and he must show by annual proofs that within a period of five years the land has produced crops of a total value of \$1,500.

"Under the plan proposed by my bill an entryman under the 320-acre homestead act could keep his family in any town of Oregon, where his children could go to school and all members of his family have the advantages of attendance at church and social functions, and, at the same time, by complying with the law regarding cultivation and production, he could secure title to the land. There would be no opportunity for fraud because the bill requires that annual proofs must be submitted showing the amount of land cultivated and the character, quantity and value of crops produced.

"My bill requires that the entryman shall cultivate at least one-eighth of his land the second year, one-fourth the third year, one-half the fourth and fifth years and that he must file in the local land office by the 1st of December of each year a sworn statement verified by the affidavits of two persons having knowledge of the facts, showing the character, quantity and value of the crops produced by him."

Lack of space forbids The Bulletin giving this matter the consideration it merits, but the senator has grasped the proper idea in his bill. If it becomes a law, it will do away with what in most cases is simply a farce as far as residence is concerned. The average homesteader lives on his land as little as possible and cultivates no more than he has to, and then goes before the commissioner and perjures himself as to his residence when he makes final proof. Under the new bill, this would be eliminated and cultivation—the real development of the country—substituted in its stead.

WAKEFIELD BUYS GRAVES RANCH

Oregon Trunk Engineer Pays \$35 an Acre for the Tract.

DOES IT MEAN A TOWNSITE?

Action Taken to Indicate That New Town Will Be Started Where Several Railroad Surveys Cross. Lies in National Forest.

A transaction of considerable interest, taken in connection with railroad activity in Central Oregon, was the purchase during the past 10 days of the Charles Graves ranch at Crescent. The purchaser was L. F. Wakefield, the engineer who has been in charge of a crew running a survey for the Oregon Trunk Line south from Bend. The price paid was \$35 an acre. It is understood the Graves holdings comprise 480 acres.

The crew under Engineer Wakefield was laid off several weeks ago, having practically completed its work. A few days ago Mr. Wakefield passed through Bend on his way south, the object of his visit at that time being unknown. It now develops that he went to the Graves ranch and closed the deal for the place.

The question that now pushes to the front is, "Did Wakefield purchase the place for himself, or are Oregon Trunk officials behind the move?" The Graves land lies in the forest reserve and is reported to be the only deeded land in that immediate vicinity. The surveys for both the Oregon Trunk Line and the Natron-Klamath Falls road pass either across this tract or very close to it, as does also the survey for the Harriman east and west road, the Natron-Ontario line. The tract undoubtedly has been purchased for townsite purposes or to harass the rival roads by blockading tactics, although it is believed the latter motive is not the one involved. The tract lies about 50 miles south of Bend.

Old Soldiers, Take Notice

Several of the old soldiers of Bend have come to the conclusion that it is time for members of the G. A. R. living in Bend and vicinity to organize a local camp. There are quite a few of the old soldiers scattered throughout this section

THE TOWN THAT PUSH BUILT

II.—The Sensible Grocery Man



HERE is the grocery man who got the money for things the workman bought. And while he still was feeling glad he read the local butcher's ad. He quickly hurried down the street and bought a good supply of meat, for which a settlement he made with the money the honest workman paid.

P.S.—The local dealer who's up to snuff will always advertise his stuff.

and it should be possible to secure a good sized organization to start with. The Bend veterans have therefore asked The Bulletin to announce that a meeting of members of the G. A. R. will be held in Bend on Saturday afternoon, February 19, for the purpose of organizing a local camp. It is desired that all old soldiers living at Laidlaw or Bend, or anywhere in this vicinity, north, east, west or south, shall be present at this meeting. The G. A. R. is a grand, patriotic body, and Bend needs just such an organization.

Mrs. Ella M. Ives Very Ill.

News was recently received here that Mrs. Ella M. Ives, formerly of Laidlaw, but now living in Seattle, was taken very ill Nov. 6th with cerebral or spinal meningitis, followed by a severe attack of typhoid fever. She is now improving and able to sit up a short while at a time. She was delirious four weeks. Her daughter and husband, Mr. and Mrs. John Walker of Ogden, Utah, were called when Mrs. Ives' life was despaired of. They are still at Seattle, where they will remain until the mother improves.—Chronicle.

LA PINE IS NAME OF THE LATEST TOWNSITE

Men Interested in the Deschutes Land Company Will Launch New Town on Their Segregation South of Rosland.

The following news item, relative to a new townsite on the Deschutes Land Company's segregation, has been mailed The Bulletin for publication. This segregation lies from 30 to 40 miles south of Bend.

PORTLAND, Feb. 5.—The La Pine Townsite Company, of Henry building, Portland, Oregon, which has secured the exclusive townsite rights on the 28,000 acre irrigation project of the Deschutes Land Company, in the southern Deschutes valley, is launching its town of "La Pine," which will be the principal town on that irrigation tract. The board of directors of the townsite company has already approved the plans for the new town, which is to be in the main body of the large irrigation tract, and the matter is now in the hands of the engineers, who will hasten the same to completion with all possible speed. Applications are already coming in to the townsite company for locations for business houses who want to prepare early to take care of the settlers who are going onto the irrigation tract this summer.

James Gleason, W. R. Riley and Alfred A. Aya, all of Portland, have organized a hotel company to build a two story hotel in this town. Lots for the hotel have been taken right in the center of the townsite, on Main street, and preparations are now being made to begin construction. The hotel will be known as "Riley's Hotel." Lots have already been taken for a number of necessary institutions, such as stores, stable, office for the Deschutes Land Company, office for the La Pine Townsite Company, etc. John Uhlman, a Swiss, of Scappoose, Oregon, who was awarded the gold medal for "the best butter," at the Lewis and Clark fair in 1905, has taken two lots on south Main street, for the purpose of erecting a first class creamery. All these men have arranged for a tract of land on the Deschutes Land Company's irrigation tract, and are vitally interested in the development of the district. Bogue & Company, of Rosland, have recently become interested in the townsite company, and will be among the first to establish themselves in the new town.

The officers of the Deschutes Land Company are the principal stockholders in the townsite company, and the two companies will work hand in hand for the upbuilding of the principal town on this project.

ASKS FOR FIGURES ON RAILROAD TIES

Oregon Trunk Line Seeks Quotations from Rosland Mill.

WANTS SAWMILL TO MOVE

After Sewing Ties at Rosland, Railroad Officials Would Have Proprietor Move Mill Several Miles South to Crescent.

It has been learned that J. N. Masten, owner of the Rosland sawmill, has been requested by the Oregon Trunk Line to submit figures for a quantity of railroad ties. The O. T. L. officials have also approached Mr. Masten with a proposition for him to move his mill to Crescent. It is understood that Mr. Masten has refused to do that unless the railroad will make it an object financially for him to do so. There is practically no settlement at what is now known as Crescent, and there would be but a small demand for lumber outside of the needs of the railroad.

By this arrangement the railroad company could have ties delivered along the right of way several miles each side of Rosland and then by moving the mill to Crescent could have the ties manufactured practically on the right of way and still farther south.

SHERIFF NABS MANY.

Arrests Booze Sellers and Gamblers at Madras.

Madras has experienced quite a notorious clean-up in the way of illegal selling of booze and gambling, and of the hold-up fraternity. Sheriff Elkins and Deputy Sheriff Cadle arrived in town Tuesday evening and proceeded to locate and place under arrest several men that have been under suspicion of violating the law in different ways.

Two men commonly known as "Smookey" Rice and "Reddy" Bryan Saturday evening got into a scuffle with a man by the name of Morris, a blacksmith working for Tucker & Culp, and relieved him of his watch. The affair was of course planned by the two, and came out quite successfully. Both men were captured by Sheriff Elkins and were identified by Morris.

Two other professional gamblers were also taken into custody, their names being Mason and Fuller. There were twelve in all taken out yesterday, including the proprietors of the several "soft" drink parlors located here, against whom there is said to be evidence. Two more arrests and several more witnesses were taken to Prineville today.—Madras Pioneer.

GIVE US SOME PREACHIN'.

Article Descriptive of a Sunday in Deschutes Construction Camps.

The following article touches on a phase of work in connection with railroad construction along the Deschutes that as a rule is not given much publicity. The article is entitled, "Can't You Give Us Some Preachin'?", and was written by W. H. Day, railroad field secretary of the Y. M. C. A., and was published in "Association Men," a Y. M. C. A. magazine.

"Can't you give us some preachin' tomorrow is Sunday and we are going to lay off. We never had no preachin' in this camp yet."

The speaker was a tall, raw-boned "skinner" (teamster) in one of the construction camps out in Central Oregon. I had been traveling all day piloting a broncho over piles of stone and dirt, around bridges and unfinished culverts, visiting the railroad construction camps along the famous Deschutes canyon, where the O. R. & N. are building their new line on the east side, and the Ore-

gon Trunk Railroad on the west side. I found over 2,500 men employed along these two lines. As night shut down I was obliged to tie up at one of the camps, and after giving the boys a little Saturday night talk on what God was doing for the men in other camps through the Association, I had turned to go to my bunk when one of the men motioned me over into the corner and addressed me in the words of the opening sentence. I assured him I would be glad to do my best at preaching if he would round the men up.

When I came out from breakfast about 7:30 the next morning, I found he had the men all corralled in one of the bunk houses. He told me to "go ahead," and then, in his western vernacular, assured the men "it wouldn't do none of them no hurt." Lacking a musical instrument and singing-books the singing could hardly be pronounced a success, but as it seemed the best way to open a Sunday morning service we made an attempt at it. As I talked to them about God's love and interest in them, though isolated from the world, and of what He had done to make it easy for them to do right and hard to do wrong, I found an interest and attention manifest which would have been an inspiration to any speaker. After the Gospel talk and a prayer, each man (many of them foreigners) came up, took me by the hand, thanked me for coming, and urged that I try to send a secretary to them regularly.

Although strenuous efforts have been made to keep the saloon, with all its blighting influences, from touching these men, I found that two were already in operation and others were being built. In addition to this an amount of "bootlegging" is done with the result that I met drunken men as usual. Here is one of the most attractive fields of which I know; the number of men will be greatly increased in the spring, when all of the camps can be reached on horseback.

The Y. M. C. A. endeavors to place their workers in all railroad construction camps, where they provide various means for recreation and religious services for the laborers. Their efforts have resulted in so much good that the railroads often pay the expenses and salaries of the Y. M. C. A. men and have repeatedly asked the Association to send its workers into the construction camps.

WILL PUT ON FERRY AT MOUTH OF DESCHUTES

Oregon Trunk Line is Completing Arrangements to Install a Ferry on the Columbia to Connect with North Bank Road.

W. H. Staats, upon his return to Bend from an absence of several weeks, states that the Oregon Trunk Line is making arrangements to install a ferry across the Columbia river at the mouth of the Deschutes to connect the North Bank Road with the Oregon Trunk Line. This ferry will be used for transporting supplies, rails, and later (until the bridge at Celilo is finished) it will be used to ferry Oregon Trunk Line trains across the Columbia.

This company expects to have trains running into Crook county by early fall of this year, and each week makes it more evident that officials are bending every energy to build the road according to the present announced schedule.

PUBLIC SCHOOL NOTES.

Elizabeth Wornstaff was out of school Monday on account of illness.

Esther Marcott has returned to school after being absent for several weeks.

Dolly Hall and Nettie Cast are at school again after being absent for several days.

The pupils of Miss Wieser's room have taken up the study of music and are getting along very nicely.

A debate was held in Miss Vandeventer's room last Friday between a team chosen from the high school and a team from the eighth grade. The question was, "Resolved, That the treatment of the American Indian by the whites has been justifiable." Those on the affirmative were Sarah Wornstaff, Bessie Maine, and Elna Shultz. Those on the negative were Margaret Wiest, Allie Caldwell and Anna Moen. The decision of the judges was in favor of the negative.