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Information for the Homeseeker

Every issue of The Bulletin records the progress of Central Oregon and the Bend country. If you are a homeseeker looking for a new location, or own property in this section, there is no better way to become acquainted with, or keep posted on, what is being done in this part of the world than by reading this paper regularly. Bend in your subscription at once, so as not to miss anything of what is going on in this big, resourceful country—this great inland empire that has now been opened for development by two great railroad systems.

BEND is located 155 miles south of the Columbia River, on the banks of the Deschutes, at the terminus of the Hill and Harriman railroads.

Geographically, it is practically in the very center of Oregon. Economically, its location is unsurpassed, for Bend stands beside the greatest power producing stream in the Northwest, where railroads, water-power and timber first meet, and surrounded by the greatest irrigation aggregation in Oregon, with countless millions of acres of grain lands tributary.

The City Itself.
The estimated population of Bend today is 1760. Its altitude is 2400 feet, with a climate that is practically ideal. Winter and summer, the weather is magnificent, the temperature rarely going below zero and only twice, during the last three summers, being higher than 100 degrees.

The highest temperature ever recorded is 102 degrees. At this altitude, in the dry climate, actual harmful freezing does not occur at 22 degrees but at 28 degrees. Government records show an average annual precipitation of 16 inches with an average yearly of 220 sunny days. That means enough rain for the farmer, lots of blue sky and bright sunshine, no oppressive heat, and climatic environment that gives Nature every possible chance to get the best results from man and soil.

Bend has four churches, many benevolent societies, splendid grade schools and a high school whose

graduates are admitted to the State University without examination, excellent banks, the best equipped and stocked stores of any town of twice the size in Oregon, brick yards, stone quarries, flour and lumber mills, a creamery, cold storage plants, steam laundry, newspaper, well appointed hotels, and, indeed, able representatives of every class of enterprise.

In other words, Bend is well equipped, modern and progressive, with a lot of wide-awake men who have spent good money developing the town, and who are getting good returns on their investments.

Bend has the best water in the state, and an excellent modern water system, which includes up-to-date fire protection.

Bend's streets and homes are well lighted by electricity, which is furnished from a new plant which cost \$60,000 to build and equip.

A local and long distance telephone, as well as telegraph, are other items in Bend's metropolitan equipment.

Work is under way on a \$30,000 sewer system.

There are more beautiful residences in Bend, proportionately to the population, than in any other town in the West.

Everywhere there are well made and well kept sidewalks, the streets are maintained in the best condition and are lit with powerful arc lights, giving the town the best street lighting of any in Oregon. With the many beautiful views of mountains, river and timber, the magnificent trees scattered generously throughout the residential districts, and the wonderful climate, Bend leaves little to be desired by those who seek ideal places in which to live.

Railroads.
In October, 1911, the Hill and Harriman railroad systems completed to Bend their Oregon Trunk and Deschutes lines. Bend is the terminus of both of these roads. The handsome depot, erected with native stone, and the best equipped warehouse in the state, indicate in what importance the railroad companies hold Bend.

An extensive distributing business already is being conducted from Bend, to the country south and southeast, and with the regular operation of automobile truck lines, the volume of this business is vastly increasing.

Practically all of western Harney county, and northern Lake and

Klamath, will get supplies in by way of Bend, and in return will export via Bend enormous clips of wool. In connection with this latter product and its shipment here, the railroads have announced that every June there is to be a regular wool sale at Bend. This means that wool from all over interior Oregon will be collected here, that buyers will come here, that thousands of sheep will be sheared here, and that, in the very near future, woolen mills will be established.

In all surveys that have been made for a branch Hill road to the southeast, to command connection with affiliated roads and an outlet in that direction, Bend has been made the terminus point.

Irrigation.

A Carey Act irrigation segregation embracing approximately 200,000 acres, lies to the east and north of Bend. This land is watered under the supervision of the State of Oregon, and becomes the property of settlers who acquire it by residence and improvement, paying from \$15 to \$40 an acre for water service, with an annual maintenance charge of 20 to 30 cents an acre, the lowest maintenance rate in operation. Non-irrigable acreage is purchased at \$2.50 an acre.

Directly adjoining Bend are two other irrigation enterprises, both conducted on a farmers' co-operative basis, and both exceedingly prosperous.

On the irrigated lands all the products of the temperate zone prosper. The soil and climate, however, are particularly adapted to the successful production of grasses and root crops. Alfalfa, clover, grain, potatoes and other root crops, including sugar beets, do remarkably well.

The yield of butter fat from the grasses is exceptionally great, and this, combined with the pure soft water, and the lack of excessive heat and cold, destined this territory to take the front rank as a dairy country. The establishment of a large creamery at Bend, and the aid given farmers in securing fine cows by the local banks, means that a man with forty acres who will raise grass and feed it to his cows will be assured of a comfortable living.

Work is now in progress upon a great new irrigation canal, known as the North Canal, which will irrigate some 50,000 acres of land. The canal gets its water from the Deschutes.

Dry Farming.

Tributary to Bend on the southeast is a huge dry farming area, embracing more than 250,000 acres of

level and rolling sage brush land, with deep soil, no trees and rocks, and with well water obtainable at moderate depths.

Much of this territory has been settled by homesteaders during the last year, and many families are daily taking advantage of this last big chance to get free Government land. The majority of the acreage is open to homesteading under the 320 acre law, which allows the free acquisition of that amount in return for residence and proportional annual cultivation and improvement. The homestead laws are being made easier and more attractive, with the result that more and more settlers come to Bend and make homes on this land tributary to the town.

Good roads extend through this country, and daily auto and stage lines tap it from Bend, to which its products will come on down grade hauls to be milled with the inexhaustible water power of the Deschutes River immediately below Bend, where a dam is being constructed at a cost of about \$60,000. The work in connection with this summer's development of the new canal will require an expenditure of \$175,000. All of this money will be spent close to Bend. The entire system will require approximately \$700,000 to complete.

Timber.
Tributary to Bend, on down grade hauls, is 20,000,000,000 feet of the finest yellow pine timber. Besides providing the cheap power for the milling of this enormous timber belt, Bend offers the best of mill pond facilities.

The manufacture of this timber at Bend is a certainty, for the largest of the companies interested are heavy property owners in Bend lands and waterpower developments, and have signified their intention of locating their big mills here.

At present there are several smaller mills, employing in the neighborhood of 150 men. While these manufacture lumber primarily for local consumption, not only are many carloads exported to the towns north of Bend, but also many are shipped to the middle western markets, which later will be supplied heavily with the Bend lumber products.

Water Power

There is at least 250,000 horsepower easily obtainable from the Deschutes at and near Bend.

Already a 1700 horsepower plant is in operation in the town, which offers as cheap electric power for domestic and manufacturing uses as is obtainable in the Northwest. The inexhaustible and cheap power at her doors guarantees Bend's extensive manufacturing future.

Recreation.

The man who comes to Bend or the adjacent sections of Central Oregon will be agreeably surprised at the pleasant surroundings he will encounter, both in what nature has supplied and in social matters.

For instance, a University Club recently was organized in Bend with 35 charter members. That indicates the character of the men who are building up Central Oregon.

The sportsman will find the Bend country a veritable paradise. Fishing in the Deschutes is a famous attraction, that river's giant trout bringing sport lovers from all parts of the Northwest. Deer, bear, rabbits, sage hens, ducks, geese, swans and other game afford ample recreation for the out-door lover along the river and in the foothills. Canoeing and boating directly at Bend and up the broad reaches of the Deschutes, coupled with excellent auto roads, horse back riding possibilities without end, and near by snow clad mountain peaks, combine near Bend interest for every sort of nature lover and health seeker.

How to Get Here

From Portland take either the "North Bank Railroad" or the Oregon-Washington Railroad & Navigation Co. system direct to Bend. The fare is \$7.45. Through tickets from all Eastern points are good directly to Bend. The route up the Deschutes Canyon is the most strikingly beautiful railroad trip in the Northwest, and, say lovers of fine scenery, is in itself well worth the journey.

There are towns having good summer climates.

There are towns having good winters.

There are towns at the right altitude.

There are towns having attractions for the outdoor enthusiast.

There are towns having building stone.

There are towns having brick yards.

There are towns having irrigated lands.

There are towns having timber.

There are towns having mills and dairies.

There are towns having water power.

There are towns having great tributary areas.

There are towns which are terminals of two railroads.

But where is there a town having all of these advantages?

BEND is such a town.

And that is why it will pay you, no matter whether you are an investor, a homeseeker, business man or tourist, to investigate what Bend and the adjacent country has to offer you.

SHOWS RAPID DEVELOPMENT.

An idea of the volume of real estate transactions put through by local men is gained from a summary which the Homeseekers' Land Co. has furnished The Bulletin with. Similar statements from other real estate men would doubtless make the same good showing, and The Bulletin will be glad to publish these as showing the rapid development of the town and nearby country. The following are the figures as reported by the Homeseekers' company, covering the eight months from January 1 to September 1: 17 business properties, \$33,150; 17 residence lots, \$4125; 1 farm, \$11,700; homestead relinquishments, \$1700; total, \$50,675.

LAKEVIEW LAND BUSINESS.

The register of the Lakeview land office reports that during August a total of 14,934.47 acres of government land in that district was filed on and 4334.71 acres relinquished. This was divided as follows: Filed on: Lake county, 11,177.32; Crook, 1994.31; Klamath, 1762.84; Relinquished: Lake, 2679.68; Klamath, 1101.56; Crook, 603.47.

Portraiture enlarging and copying at the Seward Studio.

NOTICE FOR PUBLICATION.

Department of the Interior, U. S. Land Office at The Dalles, Oregon, September 4th, 1912.

Notice is hereby given that Peter Seggeling, of Bend, Oregon, who, on October 28th, 1907, made homestead entry No. 15751, Serial No. 01785, for ne 1/4, Section 27, Township 20, South, Range 11 East, Willamette Meridian, has filed notice of intention to make final five year proof, to establish claim to the land above described, before H. C. Ellis, U. S. Commissioner, at his office at Bend Oregon, on the 29th day of October, 1912.

Claimant names as witnesses: John Peters, William P. Vandever, John Usher and William T. Vandever, all of Bend, Oregon.
C. W. MOORE, Register.

28-32

NOTICE FOR PUBLICATION.

Department of the Interior, U. S. Land Office at The Dalles, Oregon, September 10th, 1912.

Notice is hereby given that Nancy E. Lowell, of Bend, Oregon, who, on December 1st, 1906, made Desert Land Entry, No. 653, Serial No. 02122, for ne 1/4 sec 4, Sec. 23 and nw 1/4 sw 1/4, w 1/2 nw 1/4, Section 24, Township 18 South, Range 12 East, Willamette Meridian, has filed notice of intention to make final proof, to establish claim to the land above described, before H. C. Ellis, U. S. Commissioner, at his office at Bend, Oregon, on the 26th day of October, 1912.

Claimant names as witnesses: Ralph A. Dunn, William F. McNaught, Lucius S. Rickard and Frank A. Shireman, all of Bend, Oregon.
C. W. MOORE, Register.

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NOTICE OF CONTENT.

Department of the Interior, United States Land Office, Lakeview, Oregon, September 11, 1912.

To John M. Thornton, of Weston, Oregon, contestee:
You are hereby notified that Floyd

W. Rossoner who gives Bend, Oregon, care of C. S. Benson, did on August 29th, 1912, file in this office his duly corroborated application to contest and secure the cancellation of your homestead Entry No. —, Serial No. 04030, for NE 1/4 Section 24, Township 21 South of Range 20, East, W. M. and as grounds for his contest he alleges that said entryman never established or maintained residence upon said tract nor has he ever cultivated or improved said tract to any extent whatever but has wholly abandoned said tract for more than one year last past.

You are, therefore, further notified that the said allegations will be taken by this office as having been confessed by you, and your said entry will be canceled thereunder without your further right to be heard therein, either before this office or on appeal, if you fail to file in this office within twenty days after the FOURTH publication of this notice, as shown below, your answer, under oath, specifically meeting and responding to these allegations of contest, or if you fail within that time to file in this office due proof that you have served a copy of your answer on the said contestant either in person or by registered mail. If this service is made by the delivery of a copy of your answer to the contestant in person, proof of such service must be either the said contestant's written acknowledgement of his receipt of the copy, showing the date of its receipt, or the affidavit of the person by whom the delivery was made stating when and where the copy was delivered; if made by registered mail, proof of such service must consist of the affidavit of the person by whom the copy was mailed stating when and the post office to which it was mailed, and this affidavit must be accompanied by the postmaster's receipt for the letter.

You should state in your answer the name of the post office to which you desire future notices to be sent to you.

A. W. ORTON, Register.
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The Bend Bulletin

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