

(Continued)

## CHAPTER III

A Caller

Late that night Bart Rogers sat again in the office of Leon Barrows. The mind of Bart Regers was the abiding place of only vague realizations; it seemed unable to centralize Its functions. At last, however, here came the sharp sound to quick steps in the hall, and the banging of the door as Leon Barrows entered. The thin-faced attorney glanced toward Bart and went to his desk.

"Well," he asked in his snappy, sarcastic manner, "why haven't you gone to bed?"

"I was waiting for you. I didn't want to go until I was sure everything had been taken care of." "I told you that I would do it, didn't

"Yes-of course."

"Then, that should have been the end of it."

"You've taken care of everything?" "Certainly."

"Will-will there be the necessity for an inquest?"

"An inquest?" The attorney looked at him sharply. "For what?" "I-I didn't know. I always thought it was necessary to have an inquest

when a person died without medical "You're crazy." The attorney said

it in a jerky, unsympathetic manner. Brecybody knows what was wrong with your father. It's all fixed up. Looked after it personally. Hoffman, the undertaker, has got everything arranged. Isn't anybody you want to

send for?" "No"- Bart Rogers shook his head "there's no one who would be inter-

"What I thought. Any other reason for delay?

"On-on the funeral? I don't know of any."

"I figured it that way. Told Hoffman that we'd better have the funeral tomorrow afternoon. On account of this boom thing. This town's gone crazyand it'll got worse every minute."

Bart nodded in dazed fashion. Leon

Barrows shuffled a few papers of one of the orderly piles.

"Very well, then," came his conclu-"Glad you look at way. Thought you'd be sensible; that's why I told Hoffman to go ahead. I've gotten you a room over at the hotel. No. 21, Here's the key. Go over there and go to bed."

Bart Rogers rose and stared hazily about him.

Thanks for looking after things for me. It's rather taken me off my feet I-

"Go on to bed!"
The lawyer nodded curtly toward the door in dismissal, and Bart Rogers obeyed. A moment later he found himself on the crowded sidewalk.

There was noise, there was bluster, the laughter of women and girls mingled with the shouts of men. Everywhere was the enthusiasm of newfound wealth, as though every person were to share in it, and as though each one of those who crowded the streets in this outburst of joy were a part owner in that great outpouring of liquid gold that was spraying against the starlit sky out there on the blackness of the plains.

It was through this milling, jumbled throng that Bart Rogers, his eyes set and staring, his lips tight drawn, his features old and haggard, was forced to make his way to the hotel. That he should have been a part of it he felt instinctively-yet it was all strange to him, all out of place, and, in a way, cruel. For Bart Rogers could only think of the patient person who had wafted silently by the window day after day, who had undergone suffering, even privation that he might play his part-only to lose in the end. At last, however, he halted, at a touch on his arm, and looked down into the features of Anita Franniston, followed as usual, by the dog-like, gray-haired Old Jim.

"I'm so sorry," came quietly, and her hand still remained on his arm. "You know, then?"

"Yes. I was over in the newspaper office. They're trying to get out an axtra about the oil strike, and I happened to see in the proofs the story about your father."

Bart Rogers stared wordlessly at the midewalk. There was no way in which he could answer her; he could not find the words to thank ber or to recount again the agony of his discovery in the little cabin that evening. Once more he felt the slight pressure of her hand upon bis arm, then instinctively, he knew

that she had gone on, content that he would know, in that silent demonstration, of her sympathy and her sorrow. Yet withal, he wondered if she had stopped; vaguely, uncertainly, he felt that someone was looking at him, looking steadily and fixedly. He raised his head and turned-to stare with something of surprise. The girl was lost in the blur of the crowd. But Old Jim had remained, to stand halting and undetermined as though something were on his lips, something he repressed only through the force of his will-power. But at Bart's first glance, he, too, turned and hurried on in the wake of his mistress. Three hours

By his window in the darkness of his room, Bart Rogers sat watching, yet seeing nothing. Alone, his brain had begun to form pictures—of a man who had sloshed shoulder deep through the swift water of an irriga-tion ditch, too excited to even feel the swift touch of the water.

He saw the picture of a man lighting a lamp-and lighting it in a trembling manner which belied the casual words of his lips a man who, a mo ment later, was to be sobbing at his father's side. He felt again the cold touch of the hands, and of the cheek, the pang of realization as he bent to the quiet breast, the horrible clutching anguish, as, a shadow in the night, he staggered toward town with the

He turned quickly, with the dazed nervousness of a person awakened from a bad dream. He waited, tense, motionless. Then it came again—a slight, almost imperceptible tapping at the door.

"Who's there?"

The answer did not come in wordsonly in a repetition of that clicking, nervous tap, as though some one were rapping with their fingers, trusting to the sharp, telegraphic clack of the nails to carry the sound. Rogers stumbled through the semi-darkness toward the door and opened it, to instinctively stand aside as a bent, gray-haired figure slid from the faint light of the narrow hall into the shadows of the

"What is it?" Varuely Bart Rogers had identified the shadowy visitor as

"Could-could I trust you, if I talked to you a little while?" The voice seemed tense, almost frightened.

"Tell me what it is!" Rogers ejaculated. At last came the words: "Mind if we sit down?"

"Not at all." Bart brought two chairs toward the window. Jim halted his at a safe distance. "That's better," he whispered. "No-

body can see us from the street here." He seated himself, and his thin hands knitted. At last: "You own the land right next to where they've brought in this off?" "Yes."

"It'll be worth a lot of money-if you'd want to sell out." "It should—that is, if the off keeps

Old Jim laid a hand on his arm. "Boy," came in a low voice, "I want to tell you something. I can't tell anybody. I'm"-then there was a long silence-"I'm putting myself at your mercy, in a way, in even coming to see you tonight. If he'd ever find it out-"

"You mean Bull'?" "Yes."

"You mean-"

"You met us on the road one night," came cryptically. Rogers recoiled in

"He would beat her? Again?" He rose and paced the room, at last to halt beside the older man's chair. "Good God, man! you don't stand for that? Haven't you an ounce of red blood in your veins? Haven't you-" But the thin hands spread hope-

"I-I can't do anything. There are reasons why I can't. I-I've just got to stand and look on. That's why he takes such a delight in it; because he knows that I'm suffering. That's why

"There's the one way out-and you'd have a right to do it!" Bart Rogers spoke slowly, coldly, "No man has a right to beat a woman-much less a girl. Understand that? And there isn't a jury in the world-"

He paused then. The faint light the street reflected the gleam in Old Jim's eyes, as the older man halfrose, his hands extended, his lips working convulsively, his features fraught with excitement, with hope—then suddenly with fear as he sank into the chair again and stared dully into vacancy.

"No," came hopelessly, "I've thought of it. I-I guess I've thought of it more tonight than ever before in my life. But I con't do it. I might only wound him-and then it'd be worse



than ever. I-I can't take the chance. My hand wouldn't be steady. I-I'd miss. Then he'd get a greater revenge than ever. He'd ruin her lifeand yours!

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me that before I feave this room!" Bart Rogers smiled mirthlessly. "We're discussing a good many things that may never happen. But, if it'll help you any, Jim—I'll promise.
Then Old Jim left.

And through the night, as Bart sat by the window, alone in his grief, there were moments when, in spite of his sorrow, his mind reverted to the visit of the shadowy Old Jim, and his strange, mysterious request.

It brought questions-a myriad of them. And some answers. More than once, in the years which had followed their first meeting, Bart Rogers had wondered why Anita Franniston at lowed herself to suffer the cruelties which must be her lot at the hands of her father. This was an independent age. Rogers told bimself. an age

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"You care about her, don't you? I've seen it, boy." Old Jim rose now. saw it in your eyes this afternoon-I saw it there tonight. That's what made me come here. I want to get your promise.'

"Then his voice trailed away. "My promise? To what?" answered

"That-that you'll marry Anita."

"Yes!" Old Jim had caught him by the arms now, and was holding in a grip that was almost spasmodic in its intensity. "You care about her-I know you do. I want you to marry her. You'll have money-plenty of it. You can go away-to New York, or maybe across the water-some place where he couldn't get his hands on her and torture her and tear the heart out of me! I'll help you-I give you my word that Pil help you! I'll pre-tend to hate you, I'll let him think that it will be a living agony to me to see her married to you! Then he'll consent to it-because he will think it will hurt me. Bart-" the man's finger nails were digging deep into the tight-clasped arms now-"I'll do any-thing in the world for you if you'll only promise! I'll crawl on my knees to you, I'll-"

"But why-why should you think that she would marry me? That she even thinks of me other than to be grateful for that night on the road?

"Maybe she doesn't, but I'll help. I'll talk you up to her-I know she likes you better than anyone selse. And I'll try to make her love you."

Then he stopped. Bart Rogers waited long for him to continue, but no words came. The clutch at the younger man's arms released slowly. Then the old man turned despondently

"I-I guess I've been a fool," came "Just forget I've ever been

"I can't do that, Jim." Bart Rogers was following him to the door, "But I'm afraid you've asked some impossibilities. In the first place, a girl doesn't marry a man unless she really loves him. Then she marries without influence from anyone. If that time

Anita, and if she's willing to go with not, and in spite of what 'Bull' Franniston or anybody else has to say or think about it. I'll-"

a whisper that was almost frantic. on the door. Old Jim was there, look-"Don't-please-please, for God's sake, He looked about him hur. time he did not enter. riedly. "That can't be, Rogers! Understand-it can't be! You can't take her that way-you mustn't-hear that? hat and joined him; Slowly they de-You mustn't! You've got to promise scended to the street, then forced

when a girl was forced neither through precedent nor public opinion to countenance indignities or mistreatment. This was an age when a girl, rather than submit to cruelties, could make her own way in the world, and Rogers had wondered why she had not done so. Tonight there had come an answer in an unanswerable mystery. Was it Old Jim, who through the fear of what he knew inevitably would descend upon her, who had kept her in the unkind hands of her father, rather than allow her to go forth to apparent security, and by the excursion bring even a worse fate upon herself? What was that fate? What was the evil thing which "Bull" Franniston held in his keeping? What sort of a power could this man hold, which, through a few words, could control the destinies of two persons?

Breakfast, then the perversity of nature, demanding sleep after denying it, sent the fatigued man to a few hours' rest. After that—a cemetery, and a caustic, snapping-tongued man, who accompanied him back to the hotel, only to leave him the moment they reached the door.

"Going to send for you tonight." was his parting. "Don't go running around. I want to know where to put my hands on you when the time comes. We've got to talk over some things." "T'll be in my room."

"Very well. I'll count on that."

Then he turned into the crowded street, leaving Bart Rogers alone, once more with his grief and his conjectures. The motley collection of human riffraff that flocks to every oil boom town was present in full force

below in the street.

But up in his room, Bart Rogers watched dusk and then might come with bardly a thought of the milling throngs so near. He had left word at the desk that he was not to be disturbed by any one save a messenger from the office of Leon Barrows-even that afternoon as the one dilapidated carriage followed the hearse to the cemetery, a man had scrambled out from the sidewalk with an offer for his land. "

Not that Bart Rogers did not care to sell, either. Right now, however, he did not want to discuss the sale ever comes, you'll find me waiting for of land, or to bicker over prices. His thoughts were on a different thing, on me, It'll be whether I have money or the loneliness of a mound he had left behind that afternoon.

An hour he watched the money-mad mob in a vacant, detached manner, at "Don't!" The appeal had come in last to rise at the sound of a knock ing querulously up at him, but this

"Lawyer Barrows sent me for you. "Certainly." Bart reached for his

their way to the broad, wooden stairway which led to the office of the attorney. There Old Jim tugged at his arm, and when Bart turned toward him, asked guardedly : "What is it? What does he want

you for?" "I don't know. He told me this afternoon that he would want to see me tonight. He said he had some

things to talk over with me." "Is it about money?" There was a sharp insistence in the older man's

"I don't know. I suppose so-about what my father left and that sort of thing. It all has to be settled up

"Then be careful! Understand-be careful! Don't do or say a thing without being sure of your ground. Don't make them any promises-" "They?"

"Yes, they've been up there talking for an hour. He called me from the window and sent me over to the botel. Lawyer Barrows didn't send me. He-'Whom do you mean? I don't-"

But the question and answer were ended by a flood of light from the office of Leon Barrows. The door had opened, to disclose the attorney standing there in wait. Old Jim turned hurriedly and descended the stairs. Rogers went forward, and walked toward the desk, where sat the one man in the world he had regarded as an enemy. "Bull" Franniston!

## CHAPTER IV

Argument

"You know Franciston, don't you, Rogers?" Barrows asked. "This, according to the legal phraseology," he continued in his usual, sarcastic tones, is the last will and testament of Franklin Rogers, recently deceased. I intend to probate it at Mannington tomorrow. Therefore, I thought that I'd better read it to you two inter-

ested gentlemen tonight." "Just a minute!" Rogers rose heatedly. "I object to this man being

"Go ahead and object, if it will do you any good. I put up the money for you and your father. I'm here, and I'm going to stay here. I'm interested in this will, and I'm going to hear

it read." Barrows, meanwhile, had turned a

cold eye upon the younger man. "To my son, Barton Rogers," continued the biting words of the attorney, ignoring Bart's protest, "I give, devise and bequeath all my real and personal belongings with such exceptions as shall be noted below, all moneys, goods, chattels and effects, and the sole right and title to 160 acres of land comprising the northwest quarter of Section 63, Township 8, Range 74, to have and to hold, and with all rights and concessions to do with as he will, except as follows:

"To my good friend, Egbert Franniston, in recognition of his unfailing friendship-

"That's a lie!" shouted Bart. "I won't believe It!"

"-in recognition of his unfailing friendship and his succor in time of need," went on Barrows, "I give, devise and bequeath all oil and mineral rights underlying the surface of the land comprised in the northwest quarter of Section 68, Township 8, Range 74, the same being the identical section, township and range mentioned in the previous paragraph of this docu-Upon acceptance of this bequest, with the right to experiment in search of such mineral and oil deposits, and the free use of such land as shall be necessary for such investigations, the rental of any needed land for pipeage, derricks, wells, mines, shafts and other equipment in case of the discovery and production of any oil or mineral, said rental to the aforesaid Barton Rogers not to exceed \$2,500 per year, payable at the end of each calendar year, and with the agreement and understanding that all oil and minerals which shall be taken from the ground, or beneath the ground upon this previously described land, shall

be the sole right and property of said Egbert Franniston, if is agreed and understood that any and all debts incurred by the testator during his lifetime and by the said Barton Rogers before the death of the testator, at this time owing to the said Egbert Franciston, including notes, deeds, chattel mortgages or any other paper of in-debtedness, shall be declared by the said Egbert Franniston to be pull, void and canceled, and without recourse in

It was the joker in the will! The thing which gave Barton Rogers everything-yet nothing!

"Let me read that again!" came huskily from Bart.

"In case you don't understand that-" "I understand the words," came

somewhat thickly. "But not the meaning? It's simple enough. Just this: Franniston takes all oil on that land and cancels the debts you owe him. It was a bargain which seemed to be all on the side of your father. Franciston here will tell you that I said that yery thing to him the day the will was signed—all three of us were up here in this office. Your father thought this would be the last place in the world where oil would be discovered, and told us so. I thought the same thing. Framiston thought differently. He said that he was willing to take the gamble and would lend your father up to \$10,000 for it. That you didn't get the money is—"

"I'm willing to pay up the rest to show that I'm on the square." Franniston was lighting his cigar. Bart Rogers turned on him.

"Are you?" he jeered. "A wonder ful philanthropist, with millions in sight!"

"I didn't know it when I made the bargain. "I've got a different opinion of that.

Besides, I won't believe this until I see the signature and-" "Look on the bottom of the page, then," came acidly from Leon Barrows.

"Is that your father's writing?" The eyes of the young man centered.

"Yes," came at last. Bart could not understand-but he did recognize the signature as his fa-Then Barrows spoke again,

"Now look at the second signature." he said, acridly. "Have you ever seen that before?' "It looks like the signature of Sher-

off Graham. "That's correct," continued Barrows, and I'm not going to argue with you much longer about this, Rogers, It's

(Continued on page 6)

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