

MODERN SIX-ROOM FRAME BUNGALOW

This Home Designed for Average
Family Very Attractive.

RENTING IS POOR BUSINESS

No Better Time to Build if Site and
Style of Structure Are Carefully
Chosen—How to Finance
the Enterprise.

Mr. William A. Radford will answer questions and give advice FREE OF COST on all subjects pertaining to the subject of building, for the readers of this paper. On account of his wide experience as Editor, Author and Manufacturer, he is, without doubt, the highest authority in all these subjects. Address all inquiries to William A. Radford, No. 1827 Prairie Avenue, Chicago, Ill., and only enclose three-cent stamp for reply.

"Why pay rent when rent will pay for a home?" This is a favorite slogan of the real estate and building promoter, and has been used so much that the average renter is apt to be skeptical of its truth. Skeptical or not, it is true in the average case, as anyone with a logical mind will readily see.

The owner of investment property, or property that is rented charges for the use of a house or an apartment what he can get for them. It is true that rent should be fixed so that the owner will get a reasonable return on his investment—enough to pay the taxes, the repairs, a sinking fund to replace the building when it falls into decay, and a reasonable interest on his money. But the law of supply and demand operates in this case just as it does in most others. And just now the demand is such that the owners of rentable property are making up for lean years. They are charging what they can get and that is a plenty.

Profitable to Build.

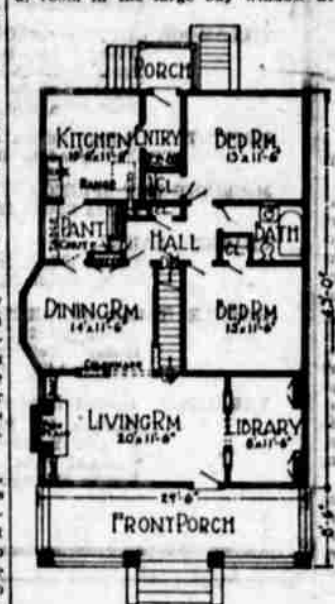
There never was a time when it was more profitable to build a home. The return on the investment is greater now than it has been in many years, leaving out of consideration the comfort and happiness that comes from living in a home of one's own. The present day rent will pay for a home and leave something of the rent besides.

Building a home, however, is a step that should be given careful consideration. In buying a site the same care should be exercised as in buying anything else that requires a consid-

able investment. The location with reference to schools, the street, the character of the residents of the neighborhood and above all the probability of that locality improving in popularity, and consequently in value, and whether or not the improvements, such as water and pavements, have been made, all should be taken into consideration.

The living room is of good size, 20 feet by 11 feet 6 inches, while the colonnade between it and the library, 8 feet by 11 feet 6 inches, make the two practically one room. The fireplace with seats on either side and windows above are at one end of the living room, while in the library are built-in book cases on either side of the window.

The same colonnade effect is used between the living and dining rooms. The dining room is 14 by 11 feet 6 inches, and has considerable additional room in the large bay window at



the end. Between the dining room and the kitchen is the pantry, with shelves and table and a chute for the clothes to be dropped to the basement, where the laundry tubs and other fixtures are located. The kitchen is 10 feet 6 inches, by 11 feet 6 inches and off it is an entryway leading to the back porch.

Both bedrooms and the bath open off a small hall that is reached through the dining room. Each bedroom is 12 by 11 feet 6 inches and has two large windows, permitting plenty of light and ventilation.

A narrow stairway leading out of the living room connects the first floor with the attic, which is large enough for a small bedroom, or a playroom for the children and storage of trunks, etc.

Estimating the Cost.

This bungalow was designed by an experienced architect and has given the owner excellent satisfaction. A consultation with the local builder,



material man and architect will bring an estimate of its cost, which is determined largely by the location of the city or town with reference to the supply of materials and the labor situation.

Selection of Design.

The site chosen, then comes the selection of the design for the home. It is not good policy to build a \$10,000 home on a \$300 site; neither should a \$4,000 house be built on a \$4,000 site. The house should be something like in value the others in the neighborhood, for the reason that there may come a time when it will be necessary to sell it.

Illustrated herewith is a modern wood bungalow of six rooms, a size that will provide for the needs of the average family and will be readily salable should that be necessary. The dimensions of the bungalow are 29 feet 6 inches, by 43 feet, which allows plenty of lawn and garden space on a 50-foot lot. The exterior of this bungalow is exceptionally attractive, the wide porch across the front, the long sweep of the roof and the dormer window in the attic all make it one of which any owner can be proud.

The house is of standard wood construction, set off by a porch with brick pillars and cement steps. This is economical construction and provides a good weather-tight house.

Room Arrangement.

All of the rooms in this bungalow are, of course, on the first floor, but the roof slope permits a large attic space, which helps to keep the house warm in winter and cool in summer. The floor plan shows the room arrangement. Across the front of the house are the living room and library adjoining. Back of the left end of the living room are the dining room

and kitchen, while on the other side are two bedrooms with the bath between.

Talkfast.

"The gentleman who wants to rent our hall is very particularly about the acoustics."

"Lecture?"
"Dunno; maybe he wants to stage a prize fight." — Louisville Courier-Journal

Build Now because

1—You owe *yourself* the happiness, contentment and peace of mind which comes to the Home Owner.

2—You owe your *family* the joy and comfort of a Home today, and the safety and protection of their own roof through the years to come.

3—In building your own home you win for yourself and your family the added respect and esteem which comes of being an established part of your community.

4—When you build your own home you build to *suit yourself*. You are not compelled, as so many renters are, to live in a house planned, built and decorated in a fashion entirely at variance with your own good taste.

5—In building a home you choose the best and safest savings bank in the world in which to place your funds. You supply yourself with an objective which serves as a check to unreasonable spending, and makes it *easy to save*.

6—A home is the best business investment of your life. It always assures returns. Your home pays cash dividends in rentals saved—dividends of joy, happiness and contentment as well.

7—Your own home is a stable security in case of emergency. Your property may serve as collateral

in business transactions. It may be turned into cash if the need arises.

8—Improved property is always salable. Build wisely, and locate well, and you can always sell at a profit.

9—As a Home Owner in the years to come, when your earning powers have ceased to be what they are today, you are assured of a comfortable, secure shelter of your own.

10—Rents are very high because of the shortage of houses. If you are a renter *build now* and escape the abnormal rents. If you are a landlord *build now* and supply the houses for those who find they cannot build their own homes now.

11—You are *losing money* every day you delay building. Authorities concede, it is true, that building costs are from ten to fifteen percent above normal just now. But rents are from twenty-five to fifty percent above normal. So the percentage is enormously in favor of building at once—especially since authorities also state that costs cannot be lower until some future time as yet unforeseen.

For any information you may desire on any subject pertaining to locations, plans, materials, finishings, furnishings, equipments, costs, information concerning architects, contractors, etc.—call at the Building Information Office. Not a thing to sell, but a *great deal* to give away!

Indorsed by
Allied Building Interests
of Albany Oregon

NOTICE OF SALE OF GOVERNMENT TIMBER. General Land Office, Washington, D. C., June 11, 1919. Notice is hereby given that subject to the conditions and limitations of the Act of June 9, 1916 (39 Stat., 113), and the instructions of the Secretary of the Interior of September 15, 1917, the timber on the following lands will be sold August 6, 1919, at 10 o'clock a. m., at public auction at the United States land office at Roseburg, Oregon, to the highest bidder at not less than the appraised value as shown by this notice, sale to be subject to the approval of the Secretary of the Interior. The purchase price, with an additional sum of one-fifth of one percent thereof, being commissions allowed, must be deposited at time of sale, money to be returned if sale is not approved, otherwise patent will

issue for the timber which must be removed within ten years. Bids will be received from citizens of the United States, associations of such citizens and corporations organized under the laws of the United States or any state, territory or district thereof, only. Upon application of a qualified purchaser, the timber on any legal subdivision will be offered separately before being included in any offer of a larger unit. T. 16 S., R. 2 W., Sec. 3, SE $\frac{1}{4}$ SE $\frac{1}{4}$, red fir 710 M., cedar 10 M., Sec. 11, NE $\frac{1}{4}$ NW $\frac{1}{4}$, red fir 300 M., NW $\frac{1}{4}$ NW $\frac{1}{4}$, red fir 430 M., SW $\frac{1}{4}$ NW $\frac{1}{4}$, red fir 300 M., none of the red fir or cedar to be sold for less than \$1.75 per M. T. 37 S., R. 7 W., Sec. 9, NE $\frac{1}{4}$ NW $\frac{1}{4}$, sugar pine 40 M., yellow pine 120 M., red fir 160 M., SE $\frac{1}{4}$ NW $\frac{1}{4}$, sugar pine 75 M., yellow

pine 210 M., red fir 40 M., none of the sugar pine to be sold for less than \$3.00 per M., none of the yellow pine to be sold for less than \$2.75 per M., and none of the red fir to be sold for less than \$1.25 per M. T. 38 S., R. 8 W., Sec. 35, SW $\frac{1}{4}$ SW $\frac{1}{4}$, sugar pine 250 M., yellow pine 50 M., red fir 50 M., none of the sugar pine or yellow pine to be sold for less than \$3.00 per M., none of the red fir to be sold for less than \$1.00 per M. T. 29 S., R. 8 W., Sec. 3, NE $\frac{1}{4}$ NE $\frac{1}{4}$, sugar pine 200 M., yellow pine 150 M., red fir 50 M., black oak 5 M., SE $\frac{1}{4}$ NE $\frac{1}{4}$, sugar pine 130 M., yellow pine 100 M., red fir 70 M., none of the sugar pine or yellow pine to be sold for less than \$3.00 per M., none of the red fir or black oak to be sold for less than \$1.00 per M. CLAY TALLMAN,

Commissioner General Land Office. WHEN ANSWERING classified ads, kindly mention The Democrat.

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