

# BEAVERTON ENTERPRISE

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## Babson Says...

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houses or old houses. There are many cases where the owner would be much better off to pull them down and save taxes and maintenance. When pulling them down, to avoid accident liability, sell them to someone else for \$100 and let him do the dismantling. Realize that a house should be "turned in" and destroyed after a certain number of years.—as well as an auto.

I believe in everyone owning his own home with enough land for a kitchen garden, but I'm not very keen for buying land or houses "to rent." Much grief is connected with renting property. The owner always gets the worst end of the bargain; while the family who pays rent gets the best end. The depreciation is too great and no tenant is willing to pay for it.

**Where to Buy**  
Every city—large or small—has a best street. This is the street which "down town" has the best stores and "up town" has the best homes. Every such city is also growing fastest in some one direction. Often it is westerly, but it may be in some one of the other three directions. Now, here is a good rule to follow when buying property:

Drive along this best street in the direction that the city is growing. Stop now and then and ask the price of land. So long as the price quoted is by the "front foot" or "square foot" say "thank you" and drive along. When, however, you come to the first good location that quotes you by the "acre", stop and consider carefully. That may be the place to buy.

**When to Buy**  
Today should be a good time to buy town property and even certain farm land. Many people are sick of their real estate investments. Rents are low and taxes are high. Mortgage money can now be secured at very low rates. Almost every bank has some foreclosed property which it is very anxious to sell. Real estate, as a whole, is now priced low.

Besides, the right kind of real estate should benefit from INFLATION which, to some extent, is surely ahead of us. Real estate is real property; it can't run away. In an emergency, it can feed, shelter, and almost clothe the family. It was the only investment which our forefathers had. It is fundamental.

**What to Consider**  
Just as farm property should have fertile land—well drained, so house property should be built honestly and well insulated. Brick houses have a distinct advantage as an investment over wooden houses. Copper gutters and permanent roofing are to be desired. Remember when you buy, you, rather than the landlord, must pay the heavy maintenance costs.

This especially applies to groves, orchards, and other farms of fruit properties. With a regular farm you can change the crops from year to year according to demands. Or you can reduce the acreage. This is not so true of citrus groves, apple, peach, or pecan orchards and certain other agricultural "investments."

**Good Land Makes Good Citizens**  
Ride through any street of your community and have a good look at the grounds around the houses. You can always pick out the houses in which owners live from those in which renters live. The houses and grounds which people own and live in are well cared for. Ownership makes good citizenship.

For any community to forge ahead and be a safe place to bring up children, it must have good churches, efficient schools, and civic leaders of high character. Communities of home owners have these essentials. Hence, the importance of encouraging home ownership and farm ownership.

**What About Real Estate Securities?**  
One does not need buy the actual real estate in order to have a hedge against inflation. There are many good corporations with their securities listed in New York or Toronto which have valuable land holdings. I have in mind certain chemical companies, certain oil companies, certain sulphur and fertilizer companies, and certain steel, copper and lead companies.

I am not recommending real estate companies which own only buildings. Avoid obsolescence, especially in the case of hotels and apartment houses. Look to the land rather than the buildings. Buildings decline in value with age; but well located land, which carries itself for taxes and interest, usually increases in value if bought right.

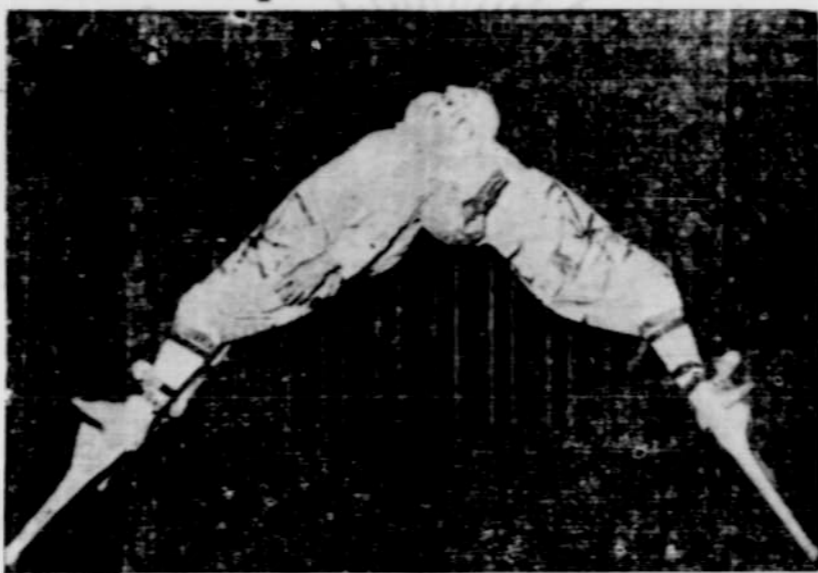
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## Don't Try It—Without Cushions



John and Harry Nelson—Continental Clowns and novelty equilibrists to you—have it down pat. They even do letterboard somersaulting and catapulting mounted on stilts as part of their routine at the 90th Oregon State Fair at Salem starting September 1, Labor day. Born in Buenos Aires of a circus family, they made their debut at age of 8 years. The daring performers will be at the fair the full seven days.

## Dick Kelly Takes a Load Of Grain to Town

Continued from page 1

through the rim of the wheel, so that the chain will bind on the bottom of the wheel not only causing it to slide but the knotted chain will plow along the ground. It is one of the most effective, yet simple, braking contrivances ever used. Any old settlers will vouch for that.

So Dick Kelly put on a rough lock. It was still early and town wasn't far away. He'd be there in a jiffy. Many a fellow had been stuck coming up that old Canyon hill during the wet season, but Dick Kelly was going down. So he started down the Canyon hill.

That old rough lock was sure the stuff. It jolted like the very dickens as the knotted chain slithered over the uneven poles. But it held. There was no more of the wagon running ahead and crowding the team. Mr. Kelly got back on the wagon and decided that he might as well ride as walk. You might get stuck coming up, but you could control your speed going down. It was simple as that—almost.

Suddenly without warning, a grinding rumble came from the region of the rough lock. A series of jolts and dull thuds ran the length of the wagon bed and Mr. Kelly felt a sudden uplifting influence, more material than spiritual, for the wagon bed had been bodily lifted. Dick Kelly hove to with a jerk for the wagon had ceased to move forward. The outfit was just setting there, the horses prancing about in a bewildered manner, not knowing whether to go ahead or not.

Mr. Kelly climbed down to reconnoiter. It was all plain enough once he took a squint under the wagon. There, stacked up in neat rows, as if done by some well devised and carefully executed plan, were the poles which had formed the road bed for several feet, only a few seconds before. And the old rough lock was out of sight in the mud. It was the culprit, if you might call an inanimate object such a name, for it had caught on one of the poles and wrenched it forward from its resting place. That started the avalanche and started other poles rolling merrily along until they hit the fore wheels of the wagon and piled up.

Mr. Kelly was stuck going down the Canyon hill.

He tried the horses but they could not pull the wagon over the pile of poles. He tried to pull them out but they were fast. The load was resting on top of them. There was just one thing to do—jack up the wagon with some other poles, stick some chocks under the wagon, and then dislodge the stranded pole, one by one. That took plenty of time, and involved considerable mud in the handling. In due time the wagon again was free and Mr. Kelly replaced the stray corduroy.

Then Dick Kelly went on down the canyon hill. This time he really went to town.

Kelly still lives at Hazeldale on his 14 acre farm, the same one that his father bought when the Kellys settled in the community back in '91, just fifty years ago. Talking to Dick Kelly, you hear that same thing that all of the old timers bring up sooner or later, generally sooner. That's the early road situation. They did all the traveling possible by horseback.

Kelly lives right at the foot of Cooper Mountain, right where it slopes down to join the fertile valley floor. Up on the wooded hillsides

above are farms and a country home or two of city dwellers.

"Sometimes they get out here with their horses and have a paper chase," says the old railroader. Dick Kelly was maintenance foreman for the O. W. R. & N. He started with them in '97 and staid on until he was retired on a pension in 1934. During that time he looked after coal shuttles, water tanks, bridges, oil tenders and a hundred other things, all the way from Portland to Huntington, though most of his "beat" was The Dalles to Pendleton.

Kelly laughed about that paper business. "Scattering little pieces of paper around and then going out to look for 'em on horseback. Well, I reckon, that's about in the same class as raisin fish until they get pretty good size and then dumpin' them in the creek so that some fellow can go catch 'em." Folks do some funny things, but it's all right with Dick Kelly. He's pretty well satisfied with his little farm there at Hazeldale. He's also very much interested in the new Wilson River Highway, scheduled to open September 19.

"They say it will open up new markets for our hay," says Kelly. And that means something to him for he has 11 of his 14 acres in alfalfa, and his record is mighty good. Last year he harvested three crops off his field. It baled out 65 tons, and the price per ton was \$14. "Course, I had the baling to pay. On the other hand, there wasn't much work raising it. No plowing or planting—no seed to buy." It will set just right with him if they can haul across the Coast Mountains down to the Tillamook country, where about the only thing the dairymen get from their acres in pasture. They have to go outside and buy their grain and hay.

He thinks that Washington County should benefit from the new road. "We ought to get some of the hay business that now goes to Yamhill and other counties to the south." Looks like Dick Kelly has something there—not only hay but grain as well. He's much interested in alfalfa and thinks that more should be raised to advantage in this county. Also he would like to give it a trial in the Coast Mountains.

"I don't know whether it's been tried there or not. But I'd like to get a piece of ground down towards the coast and put in a planting. It is worth trying. It might do all right there. I've never heard of anyone trying it out." But he knows it will grow on his farm and that's where his main interest lies. "It don't take much to live here. I raise nearly everything I need and with my pension..."  
Dick Kelly is pretty well satisfied.

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## Knifey Killed Four

Chicago—At the big Cook county jail, Bernard Knifey Sawicki confessed to having killed four men and that he had never had a Bible in his hands. At this Warden Frank Sain made Bible lessons compulsory for the younger prisoners.

Now let us put up to Knifey and his kind two questions that ought to be as ABC.

Question ONE—Who put you into this world and why?

Answer—You are here to glorify God and for that he puts you here.

Question TWO—How make it through this world to the glory of God?

Answer—On man-power, you cannot. You must take a new deal at the hands of God your Maker. To begin with, he must clean up your life-page—"All have sinned and come short of the glory of God."

BIBLE: You stand a sinner and lost until God forgives you and he never forgives until the penalty has been paid by a death. Either you die under your sins or Christ dies for you. From the instant you take Him as Savior, you stand in God's sight as Justified. Just as if You Had Never Sinned. Over and over the Bible says it.

**Fit For The Master's Use**  
Do you still travel in the same old sins?? Then look at the church in Corinth; made up of runaway slaves, riff-raff and nobodies. "Not many wise; not many mighty; not many noble" were in this company, the Apostle reminds them, when he rebukes them for putting Christ's name to an open shame. But God's Spirit has been given each believer to become his new life and cleansing. Hear the Apostle—"What! Know ye not that your body is the temple of the Holy Spirit which is in you, which ye have of God, and ye are not your own? For ye were bought with a price therefore glorify God in your body and in your spirit, which are God's." By daily life set forth Christ Be fit for the Master's Use.

Now turn to the Second Letter to the Corinthian church. It tells Paul's joy that the Holy Spirit had done a mighty clean-up in them. He who has begun a good work within you will go on to perfect it in preparation for the day of Jesus Christ. See Phil. 1:6.

And may Christ be not only your Savior, but Friend and Strength every hour of the living day.

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