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STATEMENTS CONCERNING SINGLE TAX

In Dr. Chapman's address before Pomona grange on the single tax amendment, last Wednesday, he made the unqualified assertion that in the event of its passage there would be no taxes hereafter on anything, and that the state's sole revenue from property would be the rentals it would collect on all real estate on the basis of the rental value of unimproved property.

In plain English that method of raising revenues would mean that all lands that could be rented, whether improved or not, would be subject to such an assessment. No improvements of any kind whatever would be called upon to pay rent, neither would personal property. All the burden would fall upon the land, everything else being exempt. Such a system of raising revenue is single tax pure and simple.

Dr. Chapman failed to enlighten his audience upon many phases of the subject, yet he was positive in the assertion that there would be only one form of taxation, and then there would be no need for the assessor. The state would take the rentals, thus practically confiscating the land to itself, yet permitting the owner to remain upon it as a tenant as long as he was able to pay the rent on a five-year lease, to be renewed indefinitely.

Reasoning from Dr. Chapman's arguments, or rather statements, a mortgage on land could not be collected, because the state would be the owner and the tenant could not be dispossessed as long as he paid the state for the privilege of living in his own house on state property. Dr. Chapman intimated as much, and even stated that a man might sell his improvements if he found he couldn't make a living on the land—but the rent would continue no matter who the tenant was.

It would be a difficult matter to assess the rentals upon a hundred-acre farm that was but half improved, because the rent is to be fixed upon unimproved land. In that case a tract of land that could not be rented would have no value—and there is plenty of such land in Oregon. Yet as soon as it could be made to pay rent the state would take the money.

Dr. Chapman cited the Pittock block in Portland as a sample of how the plan would work in the cities. The building would be occupied as usual, but Mr. Pittock could collect no rents, the state would do it for him.

There are some pertinent questions that have not been answered. One is: How can comparisons be made between improved and unimproved lands so as to arrive at the rental value? Another is: May the "owner" rent the land to another person for more than the state takes from him? Again: How are they going to determine between the values of vacant city lots not rented and those without improvements that may be rented for any purpose? Will the former have to pay their shares, or will they remain untaxed while bringing in no revenue?

If it be true, as Mr. Chapman asserted, that the state will take all rents for taxes it means nothing left but the bare title and can get no revenue from it.

As the new law will shift all taxes to the land the state will have to raise all revenues from that source. Taxes now raised in Oregon amount to \$22,000,000, of which the land yields \$14,000,000, the remainder comes from taxing the railroads, stocks, merchandise and personal property. As the measure, if passed by the people, will take one-third of all the money for a loan fund it means that \$33,000,000 must be raised from rentals to carry on the state's affairs at the present cost and provide for the loan fund.

The railroads in Oregon are now assessed at about \$125,000,000. By the proposed law only the land covered by the right of way will pay anything, thus throwing a great burden on real estate property.

The law, if it becomes one, will knock out the federal farm and loan act now ready to go into effect. It will also kill the grange loan fund law if it should pass, because of the fact that mortgages could not be foreclosed and no one will loan money upon land security—not even the federal loan fund banks, nor the state itself—as the grange act plans

COUNTY AGENT NOTES BY COUNTY AGENT

County Agent S. B. Hall, assisted D. A. Hood of the Lake Farm Dairy in constructing a silo the past week, thereby making a saving to Mr. Hood over the price of a so-called patent silo.

The potato blight is doing damage in practically all parts of the county. The early potatoes will not cut in yield very heavily but will probably suffer from storage rot. Some of the late planting in the eastern section of the county was hit severely. This is the time when the growers realize that it does not pay to invest money and labor to the amount of \$50 per acre or more on a potato crop and let them be destroyed when \$6 or \$8 more in the way of spray would insure a good crop.

The two boys and two girls from this county who won the highest score in the Industrial club work will leave for Salem Wednesday morning where they will go into camp with the club winners from the other counties. They all took their project work with them and will compete at the state fair. They will return from camp either Saturday or Monday.

The Patriotic canning team which won first at our county fair will compete Wednesday at the state fair. They will compete with teams from other counties for state championship.

Any person going to the state fair should observe the four lots of five pigs each shown by the Oregon Agricultural college which are the result of an experimental feeding trial. They will talk for themselves.

SANDY FISHERMEN HAVE GREAT SPORT

Sandy river fishermen met with great luck Sunday and enjoyed their sport with remarkable results. All the way from Troutdale to Gordon Creek the lucky anglers pulled out dog salmon and steel heads to such an extent that they all came away loaded down with choice fish and big stories of how they got 'em.

The fish were so plentiful, according to the stories told, that it was a mercy to thousands of the fish to make more room for those that were left. At any rate the catch was immense but the dog salmon are scarcely fit to feed to chickens and were thrown back in many instances. The steel heads, however, were never better.

Notice to Apple Growers of this Locality.

The cannery management is anxious to know what can be expected in apple deliveries during the next 15 days. We can secure orders for 50 to 75 tons of apples, but have up to this writing very little response to our ad in the last issue of the Outlook. If you have canning apple stock to offer please do so at once or we will conclude to close the cannery for the season. Act now by calling by phone or dropping us a card stating what you have to offer.

Many candidates running for office have no hesitancy in saying that the state has a multiplicity of laws, the effect of which is to complicate business to the point of inefficiency and that mounting cost of government indicates the need of calling a halt.

In a round about way, by requiring the state to loan its credit.

All of the above ideas were suggested by hearing Dr. Chapman talk. Perhaps they are not all logical nor reasonable, but the subject is one that requires deep study and every voter should make an effort to get posted as fully as possible before election day.

At all events it is a dangerous experiment, and the measure should be voted down on general principles, for no one can afford to risk taking any chances. The single tax idea is but one of the socialistic fads of a certain clique who are followers of Henry George's visionary ideas, and its adoption to every owner of land in the state. If the voter cannot satisfy himself concerning the measure before November 7th he can at least be safe in his doubts by voting No on this measure, as well as all the others that he has failed to fully understand.

The Outlook believes that Dr. Chapman should be invited to give an address on the proposed measure in Gresham. Also, a strong talker who is opposed to the measure should be asked to answer him. The two would give the voters the most interesting two hours they ever spent at a public meeting. Every land owner is interested in the matter, and everyone should hear a debate on the subject.

TEXT OF PROPOSED MEASURE PERTAINING TO SINGLE TAX

Following are the material portions of the "Full Rental Value Land Tax and Homemakers' Loan Fund Amendment," better known as the "Single Tax Bill" that will be voted upon as an amendment to the state constitution on November 7:

Public Ownership of Land Rent. Public ownership of all land rent is right, because such rent is created by the presence, industry and productive power of the whole people. Private ownership of land rent is the chief cause of land monopoly, land speculation and economic oppression. It is therefore right and necessary, in order to promote the general welfare, that all land rent shall be collected by public taxation, whether the land is actually used or not.

Public Policy. It is the public policy of Oregon: First: To abolish all forms of land monopoly so as to prevent any person from getting a profit by owning land without using it. Second: To abolish involuntary unemployment and poverty in this state by enacting such laws as shall insure to all citizens opportunity for the exclusive possession and use of enough land to employ themselves and make their homes.

Third: To protect all persons by the absolute ownership of the value of their land improvements and the income therefrom.

Definition and Method of Appraising Land Rent.

The words "land rent" as used in this section mean the fair and just price per year, as appraised by public officers, that a renter should pay for the use of any lot, tract, parcel or quantity of land on a lease, which includes the following conditions: First: That the renter has a five-year lease with the perpetual right to renew his lease at the end of each five-year term.

Second: That the rent shall be appraised and re-adjusted every fifth year, when the lease is renewed for the next five years, and that "land rent" shall not include any charge for the use of land improvements. Third: That there shall be no increase of the "land rent" because of additional improvements and betterments made on, in or under the land.

Fourth: That the appraised land rent shall be paid to the public tax collector.

Fifth: That there shall be no tax or other charge to be paid by the renter for the use of the land except the appraised "land rent," and there shall be no tax on the market value of the land, except as hereinafter provided in paragraph (h) of this section.

Definition of Land Improvement. The words "land improvements" mean buildings, clearings, ditches, drains, orchard trees, vines, crops of all kinds, fences and all other useful and ornamental changes, growths and additions, made by labor and capital in or to any natural resources, or on, in or under any lot, tract, or parcel of land.

Levy of Permanent Land Rent Tax. (h) During the year 1917, the State Land Board shall cause the County Assessors and State Tax Commission to appraise the annual land rent price of every lot, tract, parcel and quantity of land on the basis set forth in paragraph (f) of this section, except land owned by the National, State and Local governments. The State Land Board is hereby granted full authority to manage, control and direct such appraisal, and to employ such expert assistance as the Board may consider necessary, and to expend from the general fund of the State Treasury the sum necessary for that purpose. Such appraisals shall be made again in the year 1922 and every fifth year thereafter.

Beginning on the first day of January, 1917, all the appraised land rent of the land of Oregon (except such land as is now exempt by law from tax), shall be collected as a public tax in such manner as may be provided by the rules to be made by the State Land Board; provided, that no such rule shall be contrary to the provisions of any lettered paragraph of this section, nor contrary to general laws for that purpose that may be hereafter enacted by vote of the people. The land rent tax shall be paid whether the land is actually used or not used. This section shall not prevent the collection of taxes levied in 1917, for the year 1916, or any previous assessment. After the making of the above tax levy for 1916, no other or further tax shall be levied on the market value of land, and the above land rent tax shall thereafter be the only tax on the ownership or use of land in Oregon.

Publication of Assessments.

The State Land Board shall provide every fifth year, when the land rent appraisal is made, for publication and distribution to every taxpayer a copy of the assessment and tax roll for the county in which he owns property, or for any subdivision thereof including his property, as the Board may deem necessary. In such published rolls the names of owners shall be alphabetically arranged and under each owner's name shall be listed all the land rents and other property for which he is assessed in that county or subdivision.

Delinquent Tax Sales.

The State Land Board shall bid the amount of delinquent tax and land rent taxes, with penalties and costs, but no more, on any land offered for sale at delinquent tax sales. The title to all land that may be sold to the state for said delinquent taxes

shall vest absolutely in the state at the expiration of two years from the date of sale, if the land is not sooner redeemed. The title and ownership of improvements on, in or under any land sold for taxes shall not be acquired by the state or any other purchaser on such sale, unless the improvements are also sold for a tax levied on the improvements. The state shall rent its land by leases, including the conditions of paragraph (f), with such other conditions, covenants and agreements as the State Land Board may order. The state shall not sell any land.

If any person's land rent tax, payable in one county, exceeds twelve dollars per year, such tax shall be paid in equal monthly, quarterly or semi-annual installments, as may be provided by law, or by the rules of the State Land Board. Failure to pay any installment of land rent tax when due shall render such tax delinquent and immediately subject to such penalties and process for collection as may be provided by law or by the rules of the State Land Board.

Rights of Private Property Maintained.

One purpose of this section is to restore public ownership of land rent, but it does not change, limit or abolish any person's right of private property and exclusive possession of land and land leases, as long as the land rent tax is paid.

Separate Assessment of Land Rent.

The amount of yearly land rent tax of every lot, tract, parcel and quantity of land shall be listed in the assessment and tax rolls separately from other taxes and from the assessed value of any personal property, and separately from the taxes and assessed value of any improvements on, in or under such land.

Standing Timber.

Standing timber of natural growth shall be assessed and taxed as a part of the land on which it grows.

Assessment and Collection of Tax.

The laws in operation for assessing property and levying and collecting taxes and delinquent taxes when this section is adopted shall continue in force, and shall be applied to the collection of the tax hereby levied on land rent, except as herein provided, and as such laws may be changed by amendments and rules made hereafter in accordance with this section.

Duty of Governor.

It is the duty of the governor to enforce all the provisions of this section and all the laws for its application and the rules of the state land board. For that purpose the governor may remove any members of the state tax commission and any assessor or appraising officer for incompetence, failure, neglect or refusal to do their duty as prescribed by this section, or by the laws or the rules of the State Land Board, and shall appoint their successors in office for their unexpired terms.

Duties of the State Land Board.

The governor, secretary of state and state treasurer constitute the State Land Board. Any two of the members constitute a quorum to do business.

The duties of the board are:

First: To make, promulgate and publish all rules expedient to apply and enforce the provisions of this section, or by conflict herewith.

Second: To prescribe all forms and blanks for use under this section.

Third: To provide for making all loans as safe and secure as practicable, and to require insurance of all perishable land improvements and other security taken for the payment of loans.

Fourth: To provide methods of appeal for any person interested from the decision of a local appraiser who recommends approval or rejection of an application for a loan.

Fifth: To make forms, blanks and rules so plain that there will be no need for an applicant to employ a lawyer in preparing or presenting his application for a loan. Every such rule made by the board shall have the force and effect of law until it is changed or repealed by a general act or law adopted by vote of the people at a regular general election. No such measure shall be submitted to the people at a special election.

Special Taxes on Personal Property and Land Improvements.

A special tax may be levied on personal property and land improvements in any year, for local purposes only, by school and road districts, towns, cities and counties. Every such levy shall be proposed by the usual form of initiative petition and shall be made only if it is approved by a majority of those voting on the question. All initiative petitions proposing such tax levies shall be legally filed with the county clerk not later than the first Monday in September and shall be submitted to the people for approval or rejection at the election to be held on the first Tuesday after the first Monday in November next after the filing of such petitions. The question as to each proposed levy shall be printed only on the ballot, for use in the territory to which the proposed special tax levy applies. Special elections for that purpose may be ordered when there is no general election to be held on the first Tuesday, and in all cases the vote shall be taken at all the regular polling places. The laws governing special and regular general elections in the submission of measures shall apply to such special tax levy elections. Every person qualified to vote for governor of the state shall be entitled to vote at any such tax election.

Following the above is a description of the "Homemakers' Land Fund" portion of the measure.

SUDDEN DEATH OF JOHN P. HINTERMAN

John P. Hinterman, a well-known farmer living a short distance east of the Twelve Mile House, fell dead on the Base Line, Saturday evening while on his way to E. J. Heseltine's store. He was in the company of a neighbor who saw him reel and fall, but could give no assistance, as he was dead in a moment. The coroner was notified who took the body to Portland where it was held to await tidings from two of his brothers living in California.

Mr. Hinterman lived alone on a 20-acre farm and was well to do. Besides the two brothers in California he had two more in Germany. John Welbes, living near Ventura Park, one the Base Line, is a cousin. The deceased had lived here about 20 years and was 62 years of age.

The funeral will take place tomorrow at 1 p. m. from the East Side Funeral Director's chapel, 414 East Alder street, with interment in Rose City cemetery.

GOLD NUGGETS FOUND IN RAILROAD PIT

A flurry of excitement was caused on Saturday when it was reported that several nuggets of gold had been found in the Neal gravel pit where P. R. L. & P. Co. men were loading a gravel train.

Several chunks of the precious metal, ranging in value from 50 cents to several dollars were shown. They were taken from a strata of black sand lying between two layers of clay.

A pan of the sand was washed and showed numerous "colors" but beyond the nuggets found by the working men no further finds were made of any value.

It is reported that gold deposits have been found in two other places not far from Gresham.

FIRST CARLOAD AUTOS ARRIVES

C. M. Zimmerman received yesterday, a carload of Overland automobiles, shipped here direct from the factory at Toledo, Ohio, to the O. W. P. depot. This carload, which is the first ever received here according to Station Agent Geo. W. Page, contained five cars, three Model 75s, the popular light weight model which is having such large sales, and two 85s, a new model in this territory.

Recent sales by the Gresham garage are to Mr. Becker of the Bluff road, and E. P. Schedeon, of Hillsview.

PUMPING OUT HOLE FOR DRAIN PIPE

Considerable difficulty is being experienced in providing a drain pool for the Union high school building. A sheet of water was encountered a few feet down and it is feared that it will prove a permanent obstruction to the drainage system undertaken. A gasoline engine is being installed to pump the hole dry if possible so that work may proceed, but there are doubts expressed about pumping it dry.

CHESTER MICKELSON AT STATE FAIR

Addison Bennett, in writing about the state fair at Salem in today's Oregonian has this to say about an exhibit that won first prize at the Multnomah county fair two weeks ago: "The fine farm exhibit of Chester Mickelson, that attracted so much attention at the Multnomah county fair at Gresham last week, is intact, and undoubtedly will receive favorable mention from all sources."

Another "largest bag in the world" has been discovered and this time it is the one, measuring 130x89 feet and weighing half a ton, which the Canton (O.) grande army posts possess.

Company G, of Madison, First regiment Wisconsin national guard has an Egyptian in its ranks. His name is Ramsey Meena.

which will take one-third of all rentals collected for loans which may go toward improvements to the extent of no more than \$1500 to any one home or farm. This sum may be doled out at the discretion of the land board, covering a period of years, and from which all expenses of the loan must be taken. No person whose property exceeds \$2250 can borrow from the fund. The loans will run for 20 years at the rate of 6 per cent for the last 15 years. All loans are to be made on improvements, as there will be no private lands to mortgage.

SIXTH ANNUAL STOCK SHOW DECEMBER 4TH

The sixth annual Pacific International Livestock exposition will be held at the Union Stock yards, North Portland, commencing December 4 and continue for one week. It is more familiarly known as the fat stock show, and concerning it the general manager, O. M. Plummer, says that there will be no entry or admission fees and that the exposition is for the benefit of the entire public as well as the stockmen. He says further:

Owing to the splendid manner in which the Oregon Bankers' association, the Portland Chamber of Commerce, the state of Oregon and the different Breed associations, have made appropriations, the show this year will take rank with the largest Livestock expositions in the United States. Between \$20,000 and \$25,000 will be given in cash premiums for livestock. The Shorthorn and Hereford associations of America have made total appropriations of \$5000, which being matched by the exposition, makes premiums of \$10,000, for those two breeds alone and insures the strongest kind of competition in this class.

Close to \$5000 is being offered in the dairy division, which covers Holsteins, Jerseys, Guernseys and Ayrshires. Practically \$2500 is given in sheep classes, while hogs are recognized to about the same extent. The draft type of horses are given over \$1200, divided between the Percheron, Belgian, Clydes and Shires. Cattle in car lots are recognized to the extent of \$2500. The Student Judging contest, to be participated in by all of the Agricultural colleges of the Northwest, again receive \$300.

We call attention of the breeders to the fact that the closing dates are as follows: Breeding classes November 13, 1916; Fat classes November 27, 1916. Positively no entries will receive consideration unless in our office at North Portland, on or before noon, of the above closing dates. This rule enables us to put forth a catalogue very valuable to both the visitors and to the exhibitors. Entry blanks will be furnished upon application to Mr. Plummer and exhibitors should note on their entry blanks number of stalls or pens required for their showing.

Members of the granges of Oregon, Washington and Idaho have indicated their intention of attending in large numbers, over 2500 being expected. Judges of national reputation will handle the different classes.

QUESTIONS ANSWERED REGARDING REGISTRATION

With newspapers and various political organizations urging people to register, there naturally arises the question in the minds of some as to whether they must register at this time in order to exercise the right of franchise.

Four years ago, voters were told that their registration would be permanent. Later, the law under which they registered was declared unconstitutional and registrations were taken under the old law. The last legislature corrected the error by passing a permanent registration law which would stand the test of the courts. Under it, those who register before the proper officers will not be required to do so again as long as they remain in the precinct. Those who registered before the primaries last spring will not be required to do so again if they remain where they registered. Registration closes October 7. It is difficult to vote unless you register.

Further Dahlia Prizes.

Several premium awards made in the National dahlia exhibit at the county fair were unintentionally omitted in the published list last Tuesday. Besides those mentioned were:

Mrs. Roy Kern, of Gresham, took three first and three second premiums.

Mrs. F. J. Barlow, of Oregon City, was awarded four first premiums and four ribbons.

Wood.

First Growth Fir, also Maple wood for sale. Leave orders with A. W. Metzger. Delivered Gresham or Fairview. H. C. Whilon, phone 381.

The world's normal yield of the six great cereals ranges from 16,000,000,000 to 19,000,000,000 bushels.