

BENSON'S BARGAINS

It Will Pay You to Look These Up

Five-room house in Benson addition, facing east; house just completed; price \$800, \$400 cash, balance \$20.00 monthly.

Five-room bungalow on West Tenth street; south front; price \$1350, half cash, balance in one year at 6 per cent. Tenth street will soon be paved.

Five-room modern house and good lot on South Fir street; a snap for a close-in home. We have this for a short time only at \$1800; terms.

We have three five-room bungalows, just completed, in the West End, for rent at \$11 per month.

Lot, 100x100, on South Orange, with small house. The street will be paved this year. This is a close-in property and is a splendid location for a home. It is cheap at \$2200; terms.

Twenty-acre orchard; 16 acres in 7-year-old Newtowns; 4 acres in 2-year-old Bartlett pears; four feet black loam soil; three miles from Medford; price \$13,000, half cash. Best orchard buy in the valley.

Nine and fifty-four one-hundredths acres, within four miles of Medford; has railroad station; 194 20-year-old Spitzenbergs; 40 4-year-old Newtown grafts; 175 4-year-old Bose pears; 85 1-year-old Comice pears and 151 2-year-old Bose and Comice pears; should produce \$4650 in 1910; price \$9540, one-fourth cash, balance in three years at 7 per cent.

Thirty-two acres within two miles of Medford; 27 acres 5, 6 and 7-year-old Bose pears; 4 acres 2-year-old d'Anjou pears; good buildings and about \$2000 worth of personal property; price \$24,000; terms.

Do You Realize

That Medford is one of the fastest growing cities in the country, and that in a year or two any good residence lot is going to be worth from \$1000 up?

Do You Know

That we are selling good residence lots, in the best residence section of the city, surrounded by beautiful homes, where water and sewer mains will soon be laid, at prices that are within the reach of the smallest investor?

Whether you want it for a home or as an investment, why not get in on the ground floor and reap the benefit of the rise that is bound to come?

THESE LOTS RUN FROM

\$250 to \$500

A SMALL PAYMENT DOWN AND \$10.00 MONTHLY.

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List your property with us. We have agents in all parts of the country and can furnish a buyer. We write fire and automobile insurance, sell surety bonds and rent houses. We are properly equipped to handle your business. Give us a trial.

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OIL PAVEMENT NOT A SUCCESS

Report of City Engineer Hamlin of Los Angeles Upon Petrolithic —Does Not Consider It as Desirable.

Further light on petrolithic pavement and the experience of Los Angeles with the same is shown in the report of Homer Hamlin, city engineer, to the board of public works of Los Angeles, made last year. The report shows unsatisfactory results of this form of construction in varying climates and under adverse soil conditions, and confirm the conclusion that petrolithic pavements do not make a permanent, durable road improvement, and that cheap materials and cheap methods produce cheap pavements, and that the latter mean constant and increasing expense in repairs ultimately resulting in many times the cost of building and maintaining a substantial and initial construction.

Mr. Hamlin's report is as follows: civic matters.

"About January, 1903, the practice of surface oiling streets began in Los Angeles. It was then believed by many that the one needful road material had at last been discovered.

"The efficiency of surface oiling as a dust palliative and for binding a thin coat of soil on the surface of light traffic streets is unquestionable; but who can point out a surface oiled street, graveled or natural soil, in this city, which has remained in good condition after a few months of heavy traffic? It should be evident to anyone that merely oiling the surface of a roadway will not make it capable of carrying heavy traffic, there must be a foundation and something to sustain the load and take the wear. The present condition of many of our surface oiled streets is fully as unsatisfactory as that of the old graveled or natural soil streets which were not oiled, and this after only a very few years' use. The combinations of a 'surface-oiled-natural-soil' street is most unsatisfactory. The surface oiled streets wear into ruts, develop waves and lumps and cut up into a particularly exasperating variety of chuck holes. It seems to be impossible to repair surface oiled streets in a satisfactory manner at a reasonable cost, and the consequence is that they have not been repaired.

"About April, 1907, the petrolithic process of street improvement came into use in this city. When soil conditions, surroundings and grades are favorable, this process is unquestionably somewhat of an improvement over surface oiling.

"Several streets in the city were improved by this process under specifications suggested and approved by the promoters. The work was thoroughly and carefully done and fully up to specifications, or better, but these streets have failed completely.

"When first exploited, this process consisted of simply mixing the natural soil of the street with heavy oil by various methods, and finally tamping the top four inches solid with a special patented roller called a rolling tamper. It soon developed that different soil conditions have a very important bearing on the character of the roadway produced. In general, it may be assumed that a gravelly soil with a proper proportion of fine sand and clay to act as a binder will make the best road. If soils are not properly graded from coarse to fine, there is a probability that the roadway will not be stable, but will roll and wear into ruts and chuck holes. There is also a very great difference in the capacity of different soils to absorb oil and hence it is practically impossible to get just the right amount of oil on the street. If too little is used, the street will be dusty, if too much it will be soft and mushy. Moreover, some streets require more oil in certain spots than is called for in the specifications, and less in others. No one can know this before the oil is on the ground, and then it is too late to remedy the matter, entirely. Further, the amount of water in the soil makes a great difference in the final result, especially if a street is flooded during construction. In such cases the surface will not harden for a long time, and may cut up into ruts before it does.

"Streets improved in this manner are almost invariably dusty during the dry season and work up into mud during rains, especially when shaded by trees along the curbs. The tendency to become muddy is rather more marked on streets where the grade is flat; but some steep streets have also softened up. In general, the results of this method of street improvement have been disappointing.

"Later the promoters of the petrolithic process urged the necessity of

adding 2 inches of broken stone or gravel to the natural soil of the street. Specifications were prepared by the engineer's department and several streets have been improved in this manner. It was soon found that the rolling tamper tended to bury the stone so deep below the surface of the street that it is of little practical value. The streets improved in this way are also dusty in dry, and muddy in wet weather, the addition of the stone making little difference in this respect.

"It is proposed to absolutely abandon all classes of construction, known to have failed in the past, as natural street soil, straight petrolithic pro-

cess, and graveled or graveled and surface oiled streets."

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Singer and Wheeler & Wilson sewing machines for sale and rent. Supplies and repairs for all kinds. Address 244 S. Grape.

\$12,525—Eleven acres in Comice pears, 10 years old, nine acres in Bartlett and Anjou pears, 1 to 3 years old; close in; good soil. Terms.

\$12,000—Eleven acres in Comice and Bose pears, 14 years old. These trees are in full bearing and will pay a good income on the price asked.

\$24,000—Thirty-two acres in Bose and Anjou pears; trees are from 4 to 7 years of age. Complete set of buildings. Close in.

\$7000—Thirty-five acres of black sticky, three miles from Medford, all under the ditch and can be irrigated.

\$13,000—Thirty-two acres, close to Medford; eight acres in Newtowns and Spitzenbergs 5 to 7 years of age; 14 acres in alfalfa; three acres in peaches; two acres in berries; irrigated; buildings.

\$13,000—Twenty acres; 16 acres in 7-year-old Newtowns and balance in 3-year-old Bartlett pears; no buildings.

\$7500—Ten acres, all planted to Newtown and Spitzenberg apples, 7 to 11 years old.

\$18,000—Thirty-five acres, about 25 planted to apples and pears, in bearing. Trees are from 6 to 15 years old; buildings; four miles from Medford.

\$14,000—Thirty-five acres; buildings; exceptionally fine place for a home; twelve acres in apples and pears 3 years old; about an acre of bearing orchard; 11 acres in alfalfa; all fine deep free soil.

\$150 to \$200 per acre—Stewart acre tracts; two miles from Medford; tracts are from 10 to 25 acres in size. Fine building spots on all; can all be irrigated; cheapest tracts in the Medford neighborhood; easy terms.

\$300 per acre—Finest five and ten-acre orchard and garden tracts in the valley; easy terms

\$35,000—270 acres; buildings; 26 acres in bearing — Spitz, Newtowns and Comice pears about 60 acres in one and two-year-old apples and pears; fine orchard land.

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White & Trowbridge

If you wish one of those 10-acre tracts of the Perry Sub-division (No better in Rogue River Valley) at the present prices. See as soon.

White & Trowbridge

\$35.00 PER ACRE

Buy this beautiful homestead in the famous Griffin Creek district. 190 acres six miles from Medford, three miles from Jacksonville. 35 acres ready for planting; 145 acres can be cultivated; the balance is heavily timbered; \$1000 cash will handle this bargain.

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214 Fruitgrowers' Bank Building.

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