SECOND SECTION

PAGES 9 TO 16

MEDFORD MAIL TRIBUNE

FOURTH YEAR.

MEDFORD OREGON, SUNDAY, FEBRARY 20, 1910.

\$1,082,950 ONE WEEK'S REPORTED SALES

SEASON ON IN FULL SWING; REAL ESTATE MEN JUBILANT

Every Class Property Moving Rapidly-Many Buying Orchard Tracts for Homes-City Property Is in Demand-Many Building and Choice Residence Sites Change Hands-Banner Week in Realty Circles-Demand Is Brisk and Steady.

+ mence at once.

900 trees in all, and will have a crew

at work at once preparing the

ground for planting, which will com-

J. E. Barksdull reports the sale

of the Brooks property, corner of

+ Eighth and Central avenue, fronting

+ 50 feet on Central, to Mrs. Carna-

han and Mrs. Enyart, for \$10,000.

Mrs. C. H. Carey is also among the

purchasers of city property, having

purchased two lots in Queen Anne

\$1500, Mrs. Carey is undecided

• whether to build on this property o

· upon the one she recently purchases

W. M. Holmes reports the sale

* \$35,000 all told. The property con-

+ ews of Minneapolis paid \$18,000 for

• 32 acres. The tract was placed on

corner-for

addition-a double

+ on the Orchard Home road.

One million eighty-two thousand nine hundred and fifty dollars is the total amount changing hands during the past week in local real estate circles. Every class of property-

orchard, timber, city-which s offered finds a strong. stendy demand.

The sales making the total over a million of dollars are those reported by local real estate men during the week. There were many sales . made which are withheld for the present and two sales of * the Jos. Taylor & Son's place, north over \$50,000 are now being * of the city, for a consideration of closed, but the agents as yet ecline to announce the sales. * sisted of 65 acres, and R. A. Matth-

the market entire, and in order to The week is the banner one in make the Matthews sale Mr. Holmes Medford's history, and it came as was obliged to take up the balance was predicted by realty men, as soon at \$16,500. He isn't worrying over as the weather settled and baimy his bargain, either. Five hundred skies were conducive to trips dollars an acre isn't much for that throughout the valley. The year class of land-Bear creek bottom promises to be a record-breaker, and under irrigation. Medford has struck her gait upon W. A. Folger, late general manager the highway of prosperity.

+

of the Goodrich Rubber company, of the Burrell orchards to a syndi- derson & Green and Ira J. Dodge, cate of Spokane men for \$500,000 46 acres of the old Whetstone place, tral avenue, for \$15,000. This is the banner sale in commer- west of Medford, lying just south cial orchard property of the entire of the Perry subdivision, and paid W. T. York & Co. report the fol- having formerly belonged to Mrs.

OREGON'S ORCHARD WEALTH. (Portland Oregonian.)

The sale of the Burrell orchard in the Rogue River valley for \$500,000 will hardly fail to attract attention far beyond the state lines. The purchase was made by experienced men familiar with the growing and marketing of fruit. There is nothing in the record of the property to indicate, that they have made any mistake. The sale of this particular property is of exceptional interest aside from the magnitude of the transaction. It was one of the first "high-priced" orchards sold in southern Oregon, and at the time of the original transfer there were plenty of pessimists who were firmly convinced that the orchard would never earn a satisfactory interest on the investment. We have listened to this talk of overproduction : and low prices for more than ten years and meanwhile the orchard acreage continues to increase, the demand remains unsatisfied and prices advance and do not deeline

What an Oregon fruit orchard can do-not one year, or two, or three, but right along, year after year-is shown in the statement that the Bartlett pears on the Burrell orchard have netted an average of \$600 per acre for the past nine pears. this figure running up to \$1000 per acre last year. There are smaller orchards in southern Oregon which have made even better returns, and the same is true of orchards in other parts of the state. It has been more than ten years since many of these orchards began paying huge dividends on the investment. An increasing output in the next ten years may slightly reduce the size of these dividends, but there is an enormous "leeway" for shrinkage in prices before the industry will cease to be remunerative, even at present high-priced valuations.

Thus far the demands of the wealthy consumers take up all of the best Oregon fruit at such high prices that it is difficult for consumers in moderate financial circumstances to secure first-class Oregon apples or pears. If the supply everovertakes the demand, which is now fixing prices on such a high level, even a moderate decline in prices will enormously increase the demand. At at cost which would still leave the growers a good margin of profit, the demand could be expanded enormously. The fruit orchard which will turn off \$1000 per aere represents a good many years of hard labor, and a considerable cash outlay, but there still remain in Oregon many thousands of acres of land which is susceptible of just as great a development as any now in the dividend-earning class.

Money is plentiful in the west, but it is not so plentiful that men will pay \$500,-000 for an orchard unless they have positive assurance that it will yield a good return on the investment. Judging the future by the past, the new owners of the Burrell orchard have made a good buy.

and Eighth streets, to Mrs. F. W. & Cook for \$3000. This was the S. COUNCIL CALLS FOR The big sale of the week was that purchased through the agency of An- Carnahan and Mrs. J. E. Enyart, L. Stephens property. comprising 70 feet frontage on Cen-| Twenty acres just north of the

above, sold to same parties at \$2500.

BIDS ON PAVING OF

13 MILES OF STREETS

BANK DEPOSITS AND POSTAL **RECEIPTS MAKE GREAT GAIN**

Month of January Shows Unprecedented Growth in ostal and Banking Receipts-These Are Probably the Most Unerring Indices to the Material Welfare of the City and They Are Promising Much for a Banner Year in Medford

Bank Deposits. January, 1905....\$ 609,498 January, 1906.... 726,971 January, 1907.... 1,084,634 January, 1908.... 1,254,489 January, 1909.... 1,261,431 January, 1910.... 1,863,568 Increase during 1909, \$602,-137. Per cent increase, .48

The year ending January, 1909, is the most prosperous ever experienced by local banking institutions. During those 12 months the number of banks in Medford has been increased ++ to four, two have doubled their capital stock and deposits have grown

\$602,137, or an increase of 48 per cent.

By consulting the foregoing table, n which the total deposits in Jann- are the largest ever known in any ary of each year back to 1905 are one month in the local postoffice, toshown, it will be seen that the 1909 taling \$2424.43. The receipts in increase almost equals the entire January, 1909, were \$1564.49, the amount on deposit in 1905-in round

figures, \$600.000. In December, 1909, the Mail Trib- Medford increased 33 per cent over une, in gathering statistics for an the receipts of one year ago. Euannual number, found the total gene's receipts increased 19.6 per amount on deposit to be \$1,847,300. cent and Portland's 5.09. Since then the deposits have grown

to \$1.863,568-an increase of \$16.- 31, 1909, the receipts totaled \$19,-268 in one month-and January at 013.68, while for 1908 they totaled

1909 January receipts are the largest in the history of the local postoffice for any month in any previous year. If the growth continues, Medford's receipts for 1910 will be over \$29,000. January, 1910\$2424.43 January, 1909 1564.49 Increase\$ 859.94 Per cent increase, .54 plus.

Postal receipts for Janu-

ary, 1910, show an increase

of 55 per cent over January.

UNITED PRESS ASSOCIATION

Full Leased Wire Report. The only paper in the world

published in a city the size of dedford having a leased wire.

No. 287.

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Exceeding January, 1909, receipts of the local postoffice by nearly 55. per cent, the January, 1910, receipts increase being \$859.94.

During 1909 the postal receipts of

northwest. therefor the very low price of \$350 lowing sales: .	Evans.			\$14,591.69, an increase of \$4,421.99,
Following this sale was a second an acre. Ten acres of this is wood. A. J. Shirley to E. N. Campbell,	Twenty-six lots in the Westmore-	At a meeting of the city council		or a little over 33 per cent.
one, in timber land, B. H. Harris land, which when cleared will make 75 acres two miles west of Talent,	land addition to the city of Medford		Oakdale, with exception of railroad	and receipted for parcommert, toon,
selling 4000 acres of timber land on a beautiful park and home grounds, comprising 15 acres young trees and	sold to L. J. Miksche at \$4000.	instructed to call for bids for pav-		were \$2,403.59, while for December,
Foots creek to eastern men, the con- and it is the intention of Mr. Folger 45 acres under cultivation-\$10,500.	Three lots in the same addition	the second se	Dartiett from Main to Eighth.	1908, they were \$1 793 40
		ink, the bayme program is this and	Front north to Jackson, south to	Receipts by quarters during the
In city property, the sale of the tle and live the simple life. lish. house and lot at corner of	sold to nutchason & Lumsden at	whit book be whiter way.	city limits.	mast waaw manas
James N. Smith Nob Hill tract for Mr. Folger has also purchased Grape and Fifth streets; \$2600.		Although the year 1910 is still	Fir from Sixth south to city limits.	March 31\$ 4,164.25
	Also four fots in same addition	young, Medford has set a mark in	Aney between fir and Grape, Main	June 30 4.799.90
Other notable purchases in city Lindley property for \$3500. lish and George Trechler, 33 acres.	sond to asverent raney as prov.	municipal improvement which prob-	to Lighth.	September 30 4.304.23
the second s	Six acres belonging to Mott Dem-	ably has never been equaled by any	Grape, Sixth to Eighth,	December 31 5,945,30
	mer and lying in northwest part of	city of 8000 in the world, and which		
ATT 0.00 1 4 MA TO 1 4 MA TO 1 4 MA TO 1 4 MA TO 1 4 MATERIA	city, sold to the Medford Brick com-	no other city in the northwest can		Total\$19,013.68
\$10,000 by Mrs. F. W. Carnahan and Schermerhorn for \$10,000. W. T. York & Co. to C. M. Eng-	pany at \$4000.	show. Petitions for paving have	Ivy, Sixth to Seventh.	The reasints for December 1000
	The Oregon Orchards Syndicate	the same and the task the state and a the	Laurel, Main HRDLUSHRDLUU	show on increases of 96 nor cant over
Mrs. Lon Enyart. These are both Judge W. E. Crewes of Seattle has lish, residence property on New-		sants 13 miles of the aire's streats	mess renth, Oakdale to Hamilton	December, 1908.
choice business sites on South Cen- purchased from Mrs. D. R. Andrus town street: \$2500.	. E. E. Miner to E. B. Summy, prop-	This work is all to be done this sum-	in Koss addition,	
tral avenue. A. Conro Fiero also ten acres south and west of the city One of the Midway tracts to Mr.		mer.	Laurel, Main to Fourth.	ords for the house, being \$201 more
purchased the Schermerhorn prop- and adjoining the city limits, for Davidson for \$2600.	Five acres on Siskiyou Heights to	Medford has nearly three miles of	i storth orange, shall to rourth.	than Eugene, \$211 more than Sa-
erty on West Sixth street, paying \$17,000. Judge Crewes didn't in. S. M. Robinson, Talent, to W. T.		pavement at the present time and it	West Fourth, Oakdale to Colum-	lem and \$7 more than the last night
\$10,000, tend to fall in love with the Rogue York & Co., about 30 acres near	the second s	is believed that by fall over 15 miles	M 14 CH	at Portland and this dellast night
	more, \$2100.	of the city's streets will be neved	Roosevelt avenna Main nowth to	at Portland, and this following a
few more acres of Rogue River val. he just couldn't help it. T. Moffatt to H. D. Schuler, house	Twenty-two acres in Crestbrook to	Figuring 300 feet to a block the	crue and compared to the second s	show the night before when the re-
ley soil in addition to his already W. A. Folger and Ira J. Dodge and three lots in Ross addition to	Lewis D. Heese and George Cassell,	petitions on file represent the pay-	and the set of the contraction of the contraction of the	ceipts ran up to \$700. Manager Ha-
considerable moletalks, maying pur- save parenased tour lots in plock 3, measure, gaons,	\$0000.	ing of about 200 blocks.	North Peach, Main to Fourth.	selrigg is particularly grateful to
chased 228 acres from Sylvester This property faces on the railroad The Valley Land company reports	Twenty acres in Cresbrook to J. R.	The streets to be paved are:	Summit avenue.	the Medford theatergoers for the
	Benner, \$4750.	Genessee street.		good showing he was enabled to
ing the famous Suncrest orchard on it is the intention of the purchasers Fifty-five acres two and a half	Eighteen acres in Cresbrook to	East Main from bridge to city lim-	MEDFORD THEATER	make, for this being Klaw & Erlan-
the east, paying therefor \$55,000. to use it for warehouse purposes. miles northwest of Central Point.	Mabel Evans, \$4500.	its.	RECEIPTS GREATER	ger's own show, and they controlling
The land is all susceptible of fruit The price paid was in the neighbor. belonging to T. C. Law, sold to A.		Riverside avenue, Twelfth street		the bookings for the entire United
culture and will be utilized for that bood of \$4000. P. Whitney at \$12,000.	Mr. and Mrs. C. C. McClendon ar-	north to the city limits.	THAN PORTLAND	States, it means that Medford will
purpose. J. E. Barksdull reports the sale by Thirty-one acres of brush land	rived from Lompoc, Cal., Thursday,	Central avenue, both north and		get all the big attractions for next
Dr. Page has already contracted Mrs. Belle Nickell of her property on joining the George Hoover orchard	where they have been spending the	south to city limits.	The receipts for Malatana & Marth	season. Manager Hazelrigg reports
for trees to plant 200 acres, or 14,- South Central avenue, between Main west of Phoenix, sold to Anderson	winter with relatives.		"In Hauti" compony hashs all	that at least 200 people were turned
a 1 martin 1940 a contractor and a second and a		west to	"In Hayti" company broke all rec-	away Friday night.

THE LA FEAN APPLE BILL AN ADDRESS BY C. E. WHISLER Ø

The following is a portion of the use? Is there a merchant among experience of close application and standard for the packing of apples. tlemen, to bring those packers up to tion to this bill were the men who they are trying to get out of their address made by C. E. Whisler of you dare stand up and say just hard learning. We have established "The reasons are plain. An apple the knowledge which they must have were trying to obtain money under package-and they with their pack Medford before the National League what barrel is referred to? The bill a package wwhich exactly fits that is not shaped like an orange. An in order to pack that box as it false pretenses. Gentlemen, we are can use any and all shapes and sizes of Commission Merchants at Nor-folk, Va., in opposition to the pro-says, 'the barrel now in use.' I to do it, at an immense expense in a square box, in cubical contents "Now, we have discovered as you a fair measure. We offer you is simply to face the box and pour posed La Fean bill, regulating the measured one of those so-called You gentlemen in the east are just or in a coffin or a cheese box, so nearly as practicable the box which the standard adopted by the United the rest in. Doesn't any man know size of apple boxes. It embodies standard barrels in Washington day now coming up to the proposition far as that is concerned, because it fits our needs. We guarantee it to States and we give you enough to that you can pack that in a coffin most of the arguments against the before yesterday. I also measured of a better package-and God speed is round; it will stand a certain you, gentlemen, as containing a fill that bushel up. measure from a fruit grower's one of the boxes which we have sent you, because we want you to ele- pressure which an apple will not bushel of apples. If you have taken "Do not for one moment lose sight can do it, gentlemen, but you can't down here, and I want to say to you, vate to the highest possible standard stand. Apples are not of an equal as a standard a measure which con- of the fact that the northwest is put them up in layers and tiers

"The question of standards is the gentlemen, that I have here a box of of perfection the grading and the and uniform shape, therefore it re- tains more than a bushel, which we wideawake on this proposition; that without some consideration. There only question with us. So far as the apples that won the grand packing of apples, so that they will quires a systematic packing, a sys- know and charge to be the fact, we feel we are giving the most sci- is the difference. the grading is concerned, so far as sweepstakes prize at Spokane, at the come to the consumer in the best tematic principle to be observed, to you have taken a wrong standard, entific package there is in the world "Now, I would like to have that the main features of the bill are con-cerned, well and good. It will meet load of apples won a prize of "Now, we have conducted schools We have studied that out carefully ment bushel and ask you to adopt grades and raising the standards convince you. I have two governwith the hearty support of all the \$1000, and a prize for three boxes. all over the northwest. I and my after years of experience and have the standard of the government to- more than any other point. I am ment standards here of one-half producers of the northwest. But it "I have two standard measures partner this fall paid the entire ex- found that there are 17 different day, which, as you all know, is continually getting letters of inquiry bushel each, and if those apples do will not meet with the support of there, one-half bushel each. We are pense of a packs that we must employ in put- 2150.4 inches. The box which we from the old state of Virginia here. not fill those two measures brim those producers in regard to meas- here to defend that package. We under the supervision of the state, in ting apples properly into a box. Now, have contains 2173.5 inches, without from the state of New York, from full, condemn our trade; but if they urement. It has been demonstrated will not stand under the imputation order to educate packers along the the minute you change the shape of any distension whatever on the box, the state of Pennsylvania, asking, do fill that measure, gentlemen, in this bill that the basis which was of favoring a short package. The line of packing in this box. When that box you disorganize the whole "Now, gentlemen, can you look me 'How do you do this thing?' They which is the United States governtaken as a standard for measure- Lord abhors a short package, but a you attempt to pack apples in a box system of packing and you have in the face and charge me with try- are beginning to see that we are in ment standard, we want your conment was the New York barrel. It just measure is his delight, and so you will find that there are some ruined our education and made it ing to defrand, as I rather took it the advance, but they do not know sideration. I want to say that we says, 'the barrel now in common is it of all of us of the northwest, scientific principles involved that do of no effect. We must then start that it was charged by the last gen- how to do it. "mse.' That is what the bill says, We have arrived at this box ques. not obtain in packing oranges, which anew and educate our pupils all over theman on the floor, who said that "Now, so far as the Colorado of agriculture at Washington. If I have the sanction of the secretary

Gentlemen, what barrel is now in tion, gentlemen, after 15 years of seem to have been taken as the again, which is a desperate job, gen- the only men who raised any objec- package is concerned, gentlemen, (Continued on Page 11.)