

# CAREY ACT LAND

FOR THE BENEFIT OF PERSONS SEEKING INFORMATION CONCERNING THE LANDS OF THE DESCHUTES LAND COMPANY, PORTLAND, ORE., BEING RECLAIMED UNDER THE CAREY ACT, I HAVE ARRANGED THE FOLLOWING QUESTIONS AND ANSWERS: J. E. MORSON, President.

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| Q. Where are the lands you offer for sale?   | A. In the Southern Des Chutes Valley, Central Oregon.   |
| Q. How many acres are there in the tract?  | A. 28,000.  |
| Q. What is the character of the soil?  | A. "The lands are situated in the Southern Des Chutes Valley, are wholly surrounded by mountains, and are beautifully situated adjacent to forest reserves. The surface of the land is smooth, with a gentle slope. The soil is deep, free from stone, very mellow and easy of cultivation." There is no underbrush nor sagebrush, but there is sufficient black pine for fuel and fencing and pure, sweet water for domestic purposes, at 20 feet beneath the surface.   |
| Q. Where do you get water for this tract?  | A. From that branch of the Des Chutes River which flows from Crescent Lake.   |
| Q. Where is Crescent Lake?   | A. It is 12 miles west of the land, and 800 feet higher than it, and is situated in Township 24 South, Range 6 East, W. M., in the heart of the Cascade Range.  |
| Q. What is the size of this lake?  | A. About 4½ miles long and 2 miles wide in its widest part, and is capable of containing 150,000 acre feet of stored water.   |
| Q. Do you propose using all of this water?   | A. No; there is much more water than we require for this tract.   |
| Q. Then you expect to get your water from storage?   | A. Yes. Storage is always better, as quantities can be carried over from a wet year to a dry one.   |
| Q. Have you any railways on your tract?  | A. At the present time three lines of railways are building into this tract, and at least 8000 men are working on them. Hill has purchased his right of way through the center of our tract, and Harriman has a survey through our tract paralleling the Hill right of way. Another Harriman line is building from Natron to Klamath Falls, and passes within a few miles south of us. This line will be open for traffic in less than a year from now.   |
| Q. What class of produce is raised in the Des Chutes Valley?   | A. The Bend Bulletin of October 9, 1908, says: "We find oats, barley, wheat, clover, timothy, alfalfa, vetch, millet, etc., in great abundance. Small grain averages 50 bushels per acre, and as high as 83 bushels." Continuing, it says: "This is a great alfalfa and clover country. Potatoes, turnips, rutabagas, carrots, parsnips, beets, onions, lettuce, radishes, cauliflower, peas, cabbage, rhubarb, celery, egg-plant, salsify, squash and sweet corn. Root crops produce a wonderful yield here and sugar beets have a very high percentage of sugar." "At the Redmond Fair, besides the above, there were tomatoes, cucumbers, beans, watermelons, cantaloupes. John Renchan exhibited 46 varieties of vegetables, 13 kinds of grain, besides grasses." "Mr. Weist has demonstrated that strawberries, red and black raspberries, blackberries, loganberries, currants and gooseberries will grow here, for he has grown them in great abundance." Hundreds of apple, pear, peach, plum and cherry trees are being set out." "A few old orchards, 17 miles east, have produced crops for 12 years, and have missed only one season in that time. These orchards grow apples, pears, peaches, plums and cherries in abundance and the yield is most prolific." |
| Q. Does the State make any money off these lands?  | A. No. The lands are a gift to the State, and are given by the State to the settler free. All the settler pays is the amount due the Company for the water right and for installing the irrigating system.  |
| Q. Does this amount to be paid the Company include a perpetual water right or must a water right be purchased in addition to paying the Company's claim? | A. The amount to be paid the Company includes not only the land, but a perpetual water right, the Company agreeing to supply each year a quantity of water equal to 2½ feet over the entire surface of land purchased. This water is brought to the highest point of the land purchased. A first-class weir (or water gate) is also supplied by the Company free, for the use of the farmer.  |
| Q. Describe the Rules and Regulations of the State to which you have referred.   | A. The purchaser, after he has arranged with the Company for the purchase of land, and before he can obtain his deed from the State, is required by the State, at any time within three years from the date on which water is supplied to the tract purchased, to put in one crop, on one-eighth of the land purchased by him. In addition thereto, he must reside upon the land for a period of 90 days. It is not necessary that he build a house under these rules, for he may live in a tent if he so wish, but should the purchaser erect a four-room house and crop three-fourths of his purchase, then residence of only 30 days is required.  |
| Q. Describe the surrounding country.   | A. "The lands are situated in the Southern Des Chutes Valley, are wholly surrounded by mountains, and are beautifully situated adjacent to forest reserves. The forest reserves referred to are the FREMONT RESERVE and the CASCADE RESERVE. There is no uninviting desert of sagebrush and sand, but as far as the eye can reach, one sees nothing but millions of acres of firs, pines and other evergreen trees. In the distance the mountains towering thousands of feet above the tract are very beautiful and fascinatingly surmounted by snow-caps. The reader must not, however, conclude that the valley being irrigated is heavily covered with firs or pines. Reference is made to the surrounding country only. The tract being irrigated is covered with a growth of small black pine. On thousands of acres this growth has been entirely destroyed by fire, and the land is almost ready for the plow.   |
| Q. Have these black pines any value?   | A. From the standpoint of the purchaser, they are very valuable for two purposes; they make first-class fuel and first-class fencing.   |
| Q. Are they difficult to remove from the soil?   | A. No; on the contrary, it is very easy to remove them, because the roots are on the surface, and the ground is so very soft that they can be removed at little cost.   |
| Q. Are the reserves to which you refer open to grazing?  | A. Yes; for a few pennies per year sheep and cows can be fed on their luxuriant grasses, and for which reason feed on the farm is necessary for only a short season. In this way a small farm is sufficient. I know of no other place in any State where farmers are in better condition to obtain unlimited and practically free grazing than in the Cascade Forest Reserve. Farmers adjacent to this reserve have the first right to graze their stock. This reserve contains about four million acres.   |
| Q. Is there a good climate in this district?   | A. None better in the world. The weather bureau reports show from 310 to 320 sunshine days per year in the Des-Chutes Valley. The air is light and very dry, and withal very bracing, and the writer has known of many persons unable to obtain health even at the most favorable health resorts, having perfect health in the Des Chutes Valley; especially one gentleman who had gone even to China and Japan and to Switzerland, but found little benefit. For the past nine years he has been a resident of the Des Chutes Valley, and has good health.   |
| Q. Is the settler obliged to use the water from the canals for domestic purposes?  | A. This is true of 99 irrigation districts in every 100, in any part of the world, but it is not true of this tract. At a depth of about 20 feet there is a brick-clay formation beneath which water—clear, pure, sweet and sparkling, may be found for domestic purposes. In one day a well may be sunk through this soft formation, a small board box is then inserted for the purpose of keeping the clay from falling in, and the farmer is thereafter supplied with high-class water for all domestic purposes. This water and fuel from the black pines, form very valuable considerations to any person contemplating the purchase of an irrigated farm. In fact, the beautiful surroundings, the depth of soil, proximity to large cities, abundance of water and fuel makes this tract very, very valuable.  |
| Q. Is a man required to use his homestead rights in taking this land?  | A. No.  |
| Q. If a man has used his homestead right, may he still take of this land?  | A. Yes.   |
| Q. How soon will water be available for these lands?   | A. About 10,000 acres will be supplied with water in time for the crop of 1911. Three engines and a large crew of men are engaged in the work of building the canal system, and the work is progressing rapidly.  |
| Q. Is there any choice in the character of this land as regards one part of the tract against another?   | A. No; there is no choice. The land in the entire tract is alike, deep and level and free from stone. Persons coming from the East to look at the land, and who bought before coming to look at it, declare that the last man buying will get as choice a piece of land as the man who bought first.  |

**Price \$36 Per Acre** Terms 10 years | **For Full Information Address** **G. L. DARLEY** 615-17 Henry Bldg. PORTLAND, ORE.  
**WILL RETURN TO MEDFORD AT AN EARLY DATE**  
 WE SELL TO AMERICAN CITIZENS ONLY. OUR BUYERS ARE ACTUAL SETTLERS. ANY WOMAN WHO IS THE HEAD OF A FAMILY OR SELF-SUPPORTING IS ENTITLED TO LAND UNDER THE CAREY ACT—THE PRACTICAL WAY FOR A WOMAN TO GET GOVERNMENT LAND.