

Building Operation Represent \$510,750



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At the right price. Please note these, and then come in and talk it over.
Four-room modern home on the hill, \$1,350.
Four-room modern home on Ninth street, close in, \$1,750.
Six-room modern home on Ninth street, close in, \$2,400.
Easy terms on all of the above.

CHILCOTE

622 Main street

Phone 66

MANY BUSINESS BUILDINGS, TOO

GARAGES, STORES, A NEWS-PAPER PLANT, CREAMERY AND OTHERS INCLUDED IN THE LIST OF NEW STRUCTURES

Over half a million dollars. This is the amount that Klamath Falls is spending on buildings.

The greater portion of this is for business property, and is a good indication of the growing importance of this city as a central trading community.

Some of the buildings that are included in the aggregate of \$510,750 value were completed late last fall, and others are now under construction. There are some of those listed for which plans are being drawn, and which will add much to the appearance of Klamath Falls.

Principal among these is the Masonic Temple. The local lodge has made arrangements to erect a three-story building, at a cost of \$50,000 or more. The building will have a basement equipped for a club room, and in addition to store and office rooms on the first and second floors, there will be ample room for Masonic activities on the second and third floors, according to the arrangement made by Veghte & Co., who draw the plans.

The passage of the special charter, straightening the muddle in connection with the legality of bond issues here, has brought to the front again the necessity of building a city hall, and the \$35,000 bonds voted for this purpose have been advertised for sale. As soon as the bids are opened, and the arrangements completed, work will be commenced on the municipal building. Several local architects are

drawing plans for the city hall, and all are confident they will be able to create a building that will be a credit to any city.

The recent offer of the Carnegie Corporation of New York to donate \$20,000 toward the erection of a Carnegie library here, providing the county raise not less than \$2,000 annually for maintenance is an assurance of the library for Klamath Falls, as the county court, by a slight levy, is raising in excess of the fund asked by the corporation. Competitive plans are to be submitted by local architects, and these will be sent to the Carnegie corporation for approval. Upon approval of the plans, and the selection of a site, work will be commenced.

One of the big items in connection with the local building activities is the Klamath county court house. This is in course of construction on a slightly location in Hot Springs addition. The structure will cost \$165,000. Most of the steel work is completed.

Veghte & Co., architects, have prepared the following list of building operations of the year. The greater part of the work was planned by this firm, but there are several others listed.

Charles E. Riley, two story brick, with full basement; modern pressed brick front; store below, apartments above; steam heated; located on Main street, between Fifth and Sixth; cost \$8,000.

Crisler & Stitts, two-story brick store and apartment house; pressed brick front; steam heated, on Main, between Fifth and Sixth; cost \$8,000.

W. S. Slough, one-story brick with basement; pressed brick front; on Main, between Fifth and Sixth; cost \$6,000.

G. W. White, two-story brick with basement to be used as restaurant; entrance to basement from the front; modern pressed brick front; stores on first floor, offices on second; steam heated; Main, between Fifth and Sixth; cost \$20,000.

Klamath Falls Creamery company, one-story creamery building, corner Klamath avenue and Seventh street, with concrete floor and concrete partitions; building cost about \$5,500; building is modern throughout in every detail, and is one of the finest creameries in the state; with machinery installed, cost aggregates about \$13,500.

D. A. Lamb, two-story brick building with full basement on Main street near Seventh; pressed brick front, cement basement; stores on ground floor; when second floor is completed building will cost \$12,000.

P. M. Reidy, one-story pressed brick on Seventh street; has full basement and is steam heated; cost \$4,000.

Robert A. Johnson, Hillside addition, one-and-a-half-story bungalow, with full basement; plaster finish on the outside; hot air heating plant; garage carried out on same lines; cost \$5,500.

Miller Hill school house; modern in every way; cost \$1,800.

D. Mathau, one-story brick on Main and Eighth, for use as store or other business house; to have pressed brick front, and cost \$6,000. Work on this structure commences next week.

D. A. Lamb, brick building at Sixth street and Klamath avenue; pressed brick front and full basement; to cost \$6,000.

Melbasse building, three-story brick on Main near Fourth; store on ground floor and hotel above; steam heated; cost \$22,000.

Reidy building, Seventh street, between Main and Klamath; one-story brick, with modern front, full basement and steam heating plant; cost \$5,000.

E. B. Henry, concrete garage on Klamath avenue, between Fourth and Fifth streets; second story to be used as a club room by a local lodge; cost \$3,000.

Sam Evans building, one-story brick, opposite White Pelican hotel; modern in every detail; pressed brick facing on two sides; steam heat, overhead lighting system; concrete floors in mechanical department; cost \$80,000.

Remodeling of First National bank building, corner Main and Fourth; structure changed throughout at a cost of \$8,000.

Jack Evans, one-story brick, Main street near Sixth; cost \$6,000.

Henry Offenbacher, one-story brick building on Main, near Sixth; cost \$5,500.

Klamath Falls foundry, new five proof building on Sixth street; cost about \$5,000.

Three warehouses, costing about \$1,500 each; all fireproof.
William H. Shaw, five-room bungalow on Washington; cost \$1,000.

Frank Vannice, six-room bungalow, modern throughout; cost about \$2,000.

F. Platt, garage, mission style.
F. M. Coates, seven-room house, modern; cost about \$3,000.

J. L. Cunningham, modern five-room bungalow in Hot Springs addition; cost \$2,000.

George Blehn, brick garage at corner of Klamath avenue and Ninth street; one-story; cost about \$4,000.
H. D. Platt, eight-room bungalow in Hot Springs addition; to be carried out in mission style; cost about \$5,000.

In addition to those listed, there were about fifteen or eighteen other bungalows built during the year, at costs ranging upward from \$1,300. Among the owners of these are Ed Vannice, Henry Bolvin and Prof. H. H. Dunbar.

There will be renewed activity in the building line within a short time, according to contractors, and there are being drawn plans for a number of slightly residences. All the structures being planned are complete with every modern detail.

REALTY MEN ARE EXPECTING BOOM

EVERYTHING POINTS TO CONTINUED ACTIVITY DURING THE COMING SUMMER—ACREAGE WILL MOVE

The prevailing opinion among the leading real estate dealers and others who have been keeping in touch with the growth and development of the county is that the summer of 1913 will be a very busy one in Klamath county.

This is particularly true with reference to acreage tracts and farm land transfers. Now that the dairy industry has secured a good foothold in the county the country has greater inducements to offer the Eastern homeseeker, who is more familiar with the small dairy than he is with the growing of alfalfa and grain.

With the beginning of operations by the saw mills and box factories, there is an increasing demand for homes that can be bought on the monthly payment plan. All this will make work for the contractor and builder, and mean business for the mills and material man. While there are not as many large buildings in prospect of building this year as last, it is believed that there will be more homes erected in Klamath Falls than during any previous year.



MAKE YOUR DREAM COME TRUE

You should stop paying rent and apply your income toward paying for a home.

Tell me where you would like to live and I can fit you out, whether it is in Hot Springs, First Addition, Mills Addition or close in.

Homes Sold on Easy Payments

J. F. Maguire

SAYS HORTON'S PLAN IS GOOD

LOCAL MEN BELIEVE YONNA VALLEY WILL BLOSSOM WONDERFULLY WHEN WATER IS TURNED ON THE RANCHES

Thursday morning Mr. A. S. Moorland, Mr. Henry Offenbacher and Mr. E. M. Chilcote, the local real estate men, took an automobile trip around Yonna Valley, and one of the three gives the following about the trip.

"We found the roads very good to Olene, but a little rough through the Gap, and decided that it would be better to go by way of the Harpold dam than to try to cross Pine Flat on the Dairy road. Just beyond the Gap we passed the new home of Mr. A. L. Marshall, and at other places on the north side of Poe Valley we saw signs of development. About two miles on this side of Bonanza we turned north and followed up the east side of Yonna Valley, reaching the Chas. M. Comber ranch a little before noon, where we enjoyed a real ranch dinner. After looking around over the M. Comber and Offenbacher ranches, we left for the new town of Hildebrand and the Horton dam at the head of the valley. Several new buildings have recently gone up at Hildebrand, and since the advent of the store and postoffice, the rural district has taken on the activity of town life, bidding fair to develop into a nice little village.

"We were both pleased and disappointed when we arrived at the Horton dam. We were pleased with the site of the dam, with the work done, with the possibilities of development, but disappointed in some of the people of the Yonna country in that they have not been more appreciative of the good work done by Mr. Chas. Horton. In the northern part of the Yonna Valley lies some of the very best land in the Klamath country, and it only needs water to bring it into its own.

"It is the opinion of the writer that irrigation either from the Horsey site or the Horton site would be a great benefit to the farmers in that section, and if for any reason the Horsey project should not go through, then the farmers of the Yonna Valley should boost with all their might for the Horton dam.

"It seems to the writer that the whole northern part of Yonna Valley can be irrigated from the Horton dam, and that the Yonna Valley farmers should show their appreciation by signing up for water, especially if for any reason the Horsey project should not be completed. The writer does not feel that it is to the interest of any of the farmers in that section to fight irrigation either from the Horsey or the Horton dam.

ACTIVITY NOTED DURING APRIL

REAL ESTATE MAN ANNOUNCES THAT MAJORITY OF TRANSFERS MADE ARE FREE FROM ENCUMBRANCE

Regarding your inquiry as to the real estate situation here, would any that I have found some fairly satisfactory all winter, but exceptionally so for the past month, and herewith hand you a list of sales made through this office since March 23, 1913:

March 23, to A. A. Bellman, lots 10, 11 and 12, block 19, Second Fairview addition, \$2,500.

March 24, to H. L. Jones and J. P. Maguire, the Comstock hotel property on Main street, \$23,700.

March 26, to A. A. Bellman, 350 acres near Malin, \$6,500.

March 28, to H. L. Jones, owner of High and Seventh, \$4,500.

April 10, same property to Geo. C. Tugnot, \$4,500.

April 5, Wilkins & Woodbury, to J. F. Maguire, 14 lots in First addition, \$4,500.

April 11, to A. A. Bellman, 1000 acres near Midland, \$5,500.

April 11, to Abraham Logan, 3 lots in Second addition, \$950.

April 12, to A. A. Bellman lot 31, block 2, First Fairview addition, \$1,350.

April 14, A. A. Bellman to J. F. Maguire, lots 20, 21 and 22, block 10, Second addition.

April 15, to Geo. C. Tugnot, 12 lots in Second addition, \$2,100.

April 16, to A. A. Bellman, part of lot 7, block 41, Nichols addition, \$2,000.

April 17, to A. A. Bellman, lot 10, block 10, Evanson Heights, \$1,000.

The total amount of these sales aggregated \$58,950.

The peculiar feature of these sales is that most of the property has been transferred free of incumbrance, in fact, the total indebtedness against all properties above mentioned is \$10,370. This I believe to be the very best indication of confidence and prosperity in Klamath county realty.

This office has several other deals in process of closing deals for which will go on record in the next few days, and one very large ranch deal is being considered.

It is my belief that Klamath county is going to see one of the best years it has ever known, and that 1913 will be known as the beginning of the greater development of our great district.

Yours very truly,
J. F. MAGUIRE

WANTED—Position by young man, beginner in shorthand; will work for small salary for experience. Phone 101R. 66-31



Frank Ira White, O. C. Applegate

Realties of all Kinds

including farms, stock ranches, tracts for colonizing, and timber, always on hand and for sale at reasonable prices. Suburban tracts from one acre to ten or more, suitable for homes, gardens, orchards, poultry yards, etc., well located within a half mile to two miles of the city. Those who are wise should act while these fine tracts can be had at conservative prices. Call at office of

KLAMATH KORPORATION

419 Fifth Street



Are You Looking-

For a Home, Farm or Building Lot

We will trade you a home in Klamath Falls for your farm, or a farm for your home in town. If your home is too small we will trade for a larger one, or if it is too large we can furnish you with a smaller one. If you wish to exchange property in one part of the city for a different location, we can accommodate you. We own houses and property in all parts of the city. Come in and see us.

A. A. BELLMAN & SON

Between Main and Pine on Seventh

Klamath Falls



IF YOU are planning on moving, we have some very desirable residences for sale or rent. Residences and business property in all parts of the city. Let us talk with you about it.



R. E. SMITH REALTY

311 Main Street