

FORTUNES ARE BEING MADE BY THOSE WHO INVEST WISELY IN KLAMATH REALTY

NEWS OF THE REAL ESTATE MARKET

Big Life Insurance Company Shows Faith

Huge Sum Sent Here For Loans

Lowered Interest Rate Assured Local Business Men

Marking the beginning of a new era in the development of Klamath Falls, and reflecting the faith placed in this section by outside financial interests, is the announcement made by Watters and Barnhisel that the firm has been appointed local loan agents for the Western States Life Insurance Company, with authority to loan funds in this section at 6 1/2 per cent.

The money is available for loans on business property only. The company has set aside \$10,000,000 for this purpose.

"Importance of this fact can hardly be under-estimated," Mr. Watters said today. "It marks for one thing the end of the exorbitant interest charges made in some instances on local business property and gives the business men of this community opportunity to borrow money at the same rates as charged elsewhere.

"It is not necessary that the borrower join any organization or take any stock to secure a loan.

"It is a development of great importance to the business man who has use for all current funds but who desires to purchase real estate or invest the money otherwise in this locality. This gives him his opportunity and the effect of placing this amount of money in circulation in this vicinity will be felt by every individual.

"There is still another factor that must not be overlooked. As an indication of the stability of this community, it will have its effect upon those who contemplate investing here and will result in putting a quietus on the knockers who have characterized the rapid and substantial growth of the city as a boom."

WORK BEGUN ON LOCAL BUILDING

Work on the new Fabnländer cleaning and dyeing plant, on Esplanade near the former location of the White Pelican hotel, has been started by T. B. Westfall, local contractor.

The structure will be 24 by 58, of hollow tile construction with concrete floor. A novel skylight arrangement will give a maximum of light. The building will be completed by March 10.

Mr. Westfall is also completing construction of a \$4,500 home for Joe Wetzel in Hot Springs addition, a residence at 1745 Crescent avenue and remodeling the George Hyland washing station on Esplanade.

AT THE LIBERTY

Pictures comes and pictures go, but now and then one lingers in the mind because it does its stuff better than ordinary. In the class we would rate "The Cowboy and the Flapper," which is at the Liberty theater today. William Fairbanks and Dorothy Revier are again teamed together, this time in a story which has all the speed, thunder and lightning of an August tornado.

Merely by way of giving a hint that will not spoil your later appreciation of the picture—don't you detect the review which tell you all about what you are going to see?

Sister Here From Canada—Mrs. H. N. Bogus was in from Merrill on Monday to meet her sister, Mrs. Pearson of Calgary, who is here to spend the summer months with relatives and friends.

Klamath Property Makes Money For Wise Buyers

Said the pioneer real estate man:

"I have dealt in real estate all my life, yet never have I seen such a rise in property values as Klamath has witnessed, without a boom."

"As example, take the following:

"Buck Williams paid \$175 per front foot for his property at the corner of Eighth and Main, now occupied by a filling station. Now around \$1,000 per front foot would be a reasonable price.

"R. H. Dunbar bought the site now occupied by the Williams building, 15 years ago, paying \$150 per front foot. The property now is worth not less than \$700 per front foot.

"The McDonald property at Sixth and Main was valued at \$175 per front foot when purchased 16 years ago. It is now worth not less than \$1100 per front foot, as a low estimate.

"Property occupied by the American National Bank sold for \$10,000. The same property is now worth not less than \$30,000, exclusive of the value of the building.

"Louis Jacobs paid \$150 per front foot for his property at Sixth and Main. It is now worth not less than \$1,000 per front foot.

"With these concrete facts before them, it is a cause for wonder when local people choose to sink their money into some visionary project in another locality, when profits in Klamath are certain."

A. G. MORRISON

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Close-In Building Site

50 feet on Klamath avenue, adjoining new \$72,000 Kerns' building (now under construction). This business property is ripe now for development.

ONLY \$300
PER FOOT!

WARD and DALE
REALTORS

601 Main Street

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S. P. OFFICIAL BUYS DWELLING

Sale of the dwelling built by R. M. Smith at the corner of Fremont and Crescent has been announced from the offices of Watters and Barnhisel, through whom the deal was made.

Purchase price was \$5,000.

Mr. and Mrs. Phil S. Van Ness are the new owners of the property. Mr. Van Ness is superintendent of electrical construction for the Southern Pacific in this district, and came here from New York City.

Mrs. Sample Shops—

Mrs. G. W. Sample of Pelican City spent the morning here shopping. Mrs. Sample is among the recent brides of this community, her marriage to Mr. Sample was an event of late January in Oakland.

Adams Leave For South—

Mr. and Mrs. Carl Adams left this morning for Mt. Shasta where they will reside. Mrs. Adams before her marriage to Mr. Adams was Miss Mayme Harris. She was among the popular sales force at Fife-Amick.

Leaving On Trip—Harriett Doege plans to enjoy a fortnight's vacation with relatives and friends in Pt. Townsend.

Klamath Farmer Has Choice Of Many Crops; Fine Market

Due to abundance of water, fine soil and favorable climate, Klamath ranchers may have their choice of almost any crop grown in a temperate climate, with the added factor of a ready market.

Klamath potato growers last year found that in addition to a phenomenal yield their products were in demand in leading markets of the coast.

Local conditions provide a clamoring market for the poultry and rabbit raiser, and conditions are ideal for those who wish to venture into this line.

Dairying provides an outlet for the heavy alfalfa crops, with the market for dairy products also unsatisfied.

With these facts in view, local realty men are now centering their efforts on acquainting the outside investor with possibilities of this section, where land prices are lower than asked for similar productive land elsewhere in the United States.

Dr. Stewart Home—

Dr. H. D. Lloyd Stewart was able to return to his home on Monday from the Klamath Valley hospital where he has been ill for several days. His condition shows a marked improvement.

MAKES PROFIT ON HOME SALE

Illustrative of the profits to be made in Klamath realty is the case of Al Perkins, former local barber. Mr. Perkins 8 years ago purchased a house at 11th and McKinley for \$2,600.

He rented it ever since that time for \$35 per month and recently sold it for \$5,100, nearly doubling his money after receiving income for eight years.

Baby Boy Born—

Another banker has been added to the staff at Merrill, with the arrival of a 11 1/2 pound boy to Mr. and Mrs. W. S. Fruts at the Klamath Valley hospital late last evening. The Fruts are prominent residents of Merrill where Mr. Fruts is banker. Mother and son are doing nicely.

Malin Rancher In—

W. C. Dalton transacted business in the city today from his ranch in the vicinity of Malin.

Altamont Acres Sets New Local Realty Sales Mark

Development of Altamont Acres and Altamont Small Farms, at the southern edge of the city limits, has been one of the sensational land marks in the history of Klamath realty merchandising.

Site of the development, 865 acres in all, was purchased from the Ladd & Tilton bank in Portland and from the Crisler and Stills ranch.

In preparing the offering for submission to the public, Archie Wishard and associates graded 10 miles of road, surfaced, five additional miles and fenced the whole with woven wire fencing.

Next, arrangements were made whereby city lights, water and phone service was assured the buyers.

The tracts were subdivided into parcels of 1/4 acre and 1, 2, 3, 4, and 5 acres.

First offered to the public in the spring of 1926, the tracts met with instant demand. During the year, 240 deals were closed and approximately 400 acres sold.

There are now 90 fine homes on the tracts and more are in prospect.

About \$20,000 was spent in advertising and development and this sum will be equalled this year.

Freedom from high taxes accounts in part for popularity of the sites, Archie Wishard declared.

"An acre contains the equivalent of seven average-sized city lots, with 1900 feet additional.

Where the city dweller pays about 7 per cent taxes, it is significant that the charges on an acre in Altamont, including state and county taxes and water charges, amounted to only \$2," he said.

"There is a \$15,000 school on the property and houses take children to other schools."

Altamont tracts are sold as low as \$10 down, with interest at six per cent.

Located in close proximity to Weyerhaeuser and other mill sites early buyers of Altamont tracts have in many cases re-sold at a profit, some doubling their money.

Many buyers have sold half of their original purchase for enough to pay for their first investment and give them enough in addition to make a substantial payment on a home.

Shamhart's Visit Here—

Mr. and Mrs. G. P. Shamhart, prominent ranchers of the Merrill community are in the city today on business.

Miss Davis Takes Position—

Miss Mildred Davis of Roseburg has accepted a position at the Chamber of Commerce to fill the vacancy of Mrs. Jacques J. Steiger, Jr., who resigned on February first.

Have the TITLE to Your PROPERTY Guaranteed

The appearance of an unknown claimant; an error or omission in the records, and title to the property you own can be seriously endangered, or you can lose it in litigation.

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Wilson Abstract Co.

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\$10,000.00

At 6 1-2 Per Cent

On Klamath business property. See us to obtain funds for your business expansion or for financing purchases of real estate.

Here's Your Chance
For Quick Profits!

160 Acres, all under ditch, \$15 per acre.

This property has 1925 taxes paid and is held by an outside bank which wants money in a hurry. A real opportunity for the man who gets here first.

Watters and Barnhisel

REALTORS

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Phone 666

Klamath Investment Co.

REALTORS

419 Main

Phone 456