

'Build Now' Advice Given While Prices Steady

SAME LEVELS REPORTED FOR THREE WEEKS

Latest Index of wholesale prices from the labor department's statistical bureau makes good news for renting families who have saved money for purchase of a lot to serve as down payment on a new home, Western Homes foundation points out. The foundation quotes the department's index for the week ending June 7 as showing building materials prices holding an exact level for three straight weeks, and with only two-tenths of one point increase for the previous month, contrasting with a 2.3 per cent rise in prices for all commodities.

"Lumber, the basic building material, dropped 1.1 point in price, on a national average, for the week ending June 7," states W. C. Bell, foundation chairman. "Only two other commodity subgroups among 30 had a greater price decrease. Rents are steadily rising, particularly in the defense industry centers of the west coast. While supply of some equipment essential to the modern new home is subject to delay at present, due to defense priorities in certain metal products, Western Homes foundation can recommend, 'Build now,' in the conviction that good service as well as moderate prices are still generally available to the renting family that wants new home ownership.

"In any case, the local retail lumber dealer can be relied upon as a source of dependable information on the home-building situation in his community. Consultation with this local authority on home building by the prospective home owner was

never more important than it is today. "All progressive dealers in the western states are equipped to provide design service, either in their own offices or through the contractors who cooperate with them. For such service a new series of plans for homes of moderate cost has been developed. The 'Porter,' presented this week by the foundation, is a feature design of this group. Planned for economy, with each square foot of floor area having a functional purpose, architectural beauty has not been sacrificed. The front bay and dormers add distinction to the exterior."

"Two Answer Books on Home Building" will be sent free upon postcard request to Western Homes foundation, 364 Stuart building, Seattle, Wash.

MERRILL BOASTS NEW BRICK STORE

Merrill has a new, modern brick building just completed by Mr. and Mrs. Boyd Thacker and leased to Mr. and Mrs. Paul Lewis, proprietors of the Merrill "Ben Franklin Store." Opening date was Saturday. The store specializes in merchandise from five cents to one dollar, and the residents of Merrill have long felt the need of such a business project there. Contractor on the job was M. W. Cherry.

CONVERT BACK PORCH

Many homes have a screened in back porch that is nothing more than a "catch-all" for garden equipment and toys. With colorkote insulating panels this wasted space can be made into an extra bedroom. A room at the back of the house with an outside entrance will be popular with boys, or a bedroom off the kitchen is handy for the maid.

NEW PROPERTY TAX LAWS GO INTO EFFECT

Nine new property tax laws went into effect June 14 of this year. These laws had all been passed at the last session of the state legislature and are now in effect. The following is a short synopsis of the new laws:

H B 53 (Chapter 43): All unpaid federal taxes, including social security, income and excise, becomes a lien on real property under "uniform federal tax lien registration" procedure.

H B (Chapter 44): Changes date of annual assessment of real and personal property, tax payments dates, meetings of boards of equalization, tax year and delinquency dates. See comparison of old and next tax calendar dates elsewhere in this issue of "Your Taxes."

H B (Chapter 39): Any territory within a non-high school district which ceases to be a part of such district and becomes a part of a union high school district, shall be included in the levy of taxes by the non-high district for payment of any indebtedness incurred prior to such withdrawal.

H B 322 (Chapter 339): Authorizes a county court or board of county commissioners to cancel taxes, interest and penalties upon property acquired by a municipality for a public purpose, except in case wherein city or town makes payment to the owner directly or indirectly for such property.

H B 386 (Chapter 167): Provides procedure whereby "contiguous unincorporated territory" lying within two or more counties and not within any incorporated city, and excluding timber land patrolled by the state board of forestry, may form a rural fire protection district and levy taxes as in other rural fire protection districts.

H B 389 (Chapter 359): This is a state tax commission corrective measure relating to assessment of personal property; personal property, if mortgaged, shall be assessed in name of person having possession thereof; outlines adequate description of real property; \$10 a day penalty for failure to file properly detailed description of personal property subject to assessment.

H B 442 (Chapter 384): Provides that proceeds from sale by county of tax foreclosed real property shall be distributed to various tax-levying bodies, proportionately, including irrigation and drainage districts, after county pays the property's share of state tax and the property's share of county cost of maintaining and/or quieting title to said land.

H B 495 (Chapter 380): Authorizes a water district to function as a fire protection district upon authorizing vote by people, and confers authority to levy tax not to exceed 6 mills for fire protection purposes.

H B 498 (Chapter 360): Authorizes county courts or county commissioners to zone all land not included in a city, fire district or federal-state fire prevention area, into two fire protection zones, contract for fire prevention, and assess and collect a 4-mill tax on lands in zone 2, and not to exceed 5c per acre per annum on lands in zone 1.

Construction Work Gains in Oregon

WASHINGTON, June 27 (AP) Private construction work worth \$38,372,000 was performed in Oregon during 1939, a compilation by the department of commerce showed Friday. The state's 2036 general contractors reporting said they employed 9638 workers who drew salaries aggregating \$11,751,000. Approximately three-fifths of the work was by 826 contractors and buildings located in Portland.

FOOTINGS ITEM OF IMPORTANCE IN STRUCTURE

No house can be more stable than its footings. Yet, because they are concealed construction, footings are frequently skipped to save cost, or through lack of knowledge. Disastrous consequences often ensue.

Foundation footings bear most of the weight of the house. Particular attention should be paid to their size, shape, and placement. They should be carried down to firm ground, below the frost line. To place them on frozen ground is folly.

No end of ills and annoyances result from footings which cause uneven settling of foundation walls. Damage is visible inside the house in cracked basement walls, cracked plaster, binding doors and windows, and sloping floors. Woodwork joints, both inside and outside, will be forced open, and the pitch of gutters may be altered, causing water to back up.

Correctly constructed footings are sometimes undermined to permit entrance of service connections and rain leaders. Footings should be enlarged at such points.

Because of the wide variation in sizes and weights of houses, and disparity in the load bearing ability of various soils, it is manifestly impossible to suggest positive, general specifications for footings. However, it has been found that for the small house with average soil conditions, the footings should extend at least four inches beyond the wall on both sides and should be at least eight inches deep. It is also a good rule to construct bearing post footings from eight to 12 inches deep and from 18 to 24 inches square, depending on load and soil conditions.

When foundations are to be built in damp soil, the site should be drained with four-inch tile around the outside of the footings.

Dr. Uvedale, a schoolmaster, first grew sweet peas successfully in 1700.

JUNE BUILDING PERMITS LESS THAN AVERAGE

The month of June, which ends Monday night at 5 o'clock as far as building permits go, will not stack up favorably with other Junes in Klamath Falls according to Building Inspector Harold Franey. A total of \$6350 in permits was issued the past week as follows:

M. W. Cherry, two-car garage on lot 21, block 71, Buena Vista addition, \$500.

Phillip Gustafson, one-car garage, 321 Grant street, \$150.

Tom Harper, residence at Lowell street off Pacific Terrace for T. J. Orr, \$5000.

Mrs. John A. Winkler, 1310 Lookout street, remodel residence, \$50.

C. C. Colvin, for Big Basin Lumber company, reroofing company's planing mill, \$250.

Mrs. John Mills, remodel residence at 2220 Waring street, \$350.

Floyd Waters, remodel residence at 1812 Portland street, \$50.

Demolition permit issued to C. A. Bundy for wrecking Hirvi building at 1014 and 1017 Main street.

KEEP TRENCH CLEAN

The foundation trench should not become a catch-all for scraps of lumber, masonry, and the like. A fill cannot be compacted over such refuse and will settle later, necessitating removal and replacement of shrubs and sod. Neither does it provide a nourishing soil for planting. Furthermore, it offers aid and comfort to the termites. Likewise, all forms and forming stakes should be removed from around footings and walls, and grade pegs from the basement floor.

The fill around the house should be well tamped and wet

down to avoid future settlement. Place and tamp the fill-in layers sloping away from the house for best results.

NEW STRUCTURE TO REPLACE OLD

Wreckers started tearing down an old Klamath Falls landmark early Friday morning when workmen were detailed to raze the old Hirvi building on Main street between Tenth and Eleventh.

The building will give way to a modern structure which will be under way within the next few weeks according to Andrew Collier and Lloyd Porter, owners of the property. The contract for the new structure has not been let.

The old Hirvi building was built about 1908 and was one of the few in that part of town at that time.

Many built-in items such as corner cupboards, bookcases, linen closets, etc., can be purchased ready-made from a "stock" millwork catalog at less cost than the labor and material required to build them on the job.

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These are only two examples of how you can now make over an old-fashioned house into an up-to-date home. You can finance these improvements conveniently out of income — nothing down. Convenient monthly installments. Call us for help in planning improvements and cost estimates. We will handle all details for financing.

NEW PORCHES FOR OLD
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If your roof will need re-newing then, it needs it NOW!

For expert roofing information call the Big Basin Lumber Co. Our experts can tell you the kind of roof best suited to your purpose, and give you a roof of almost any type. Johns-Manville Asbestos Shingles, clay tile, asphalt composition, and various grades of cedar and redwood shingles. For flat surfaces there are slate surfaced and built-up asbestos roofing.



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A Letter to Swan Lake Moulding Company

Klamath Falls, Oregon,
June 26th, 1941

Swan Lake Moulding Company,
Klamath Falls, Oregon.
Gentlemen:

Upon the occasion of opening to the public at 2520 Eberlein Avenue, on Saturday and Sunday afternoons from 2 to 9 p. m., the latest of my 1941 Model "Better Homes," I want to publicly thank you for the splendid assistance you have given me in the building of this home.

Your efficient help to me in planning this home resulted in a maximum of livability in homes of this floor area at a minimum of cost to the owner. Actually it will cost the owner less than one dollar a day to live in this beautiful home, considerably less than rent. Of the dollar he pays the first day twenty-two cents goes on the principal of his F.H.A. loan, about the same as putting it in a savings account, and the amount of his savings increase each month, but his monthly payment remains the same.

And the nationally advertised, high quality, materials you have so promptly furnished me, have resulted in a home which will be a continuing source of satisfaction and comfort to the happy owner.

Because the house is as well built and as complete as I know how to build, and the materials are thoroughly seasoned and both construction and materials are inspected and approved by the Federal Housing Administration, the owner will have no worries or upkeep costs for years to come.

I particularly like this house, the large sixty foot lot, the simple but exceptionally usable floor plan, the added insulation of the double coursed cedar shingle siding, the rock lath plaster base with its freedom from unsightly cracks, the automatic oil furnace whose thermostat control will result in low heating costs, also the color scheme which I got from the latest Hollywood homes.

I think the lady of the house will particularly appreciate the Step Saving Kitchen arrangements, the ventilating exhaust fan, the clean tile drainboard, the inside-outside package receiver and the ample built-ins which will make this kitchen the very heart of a complete home.

I try to build each home better than the one before, and I am pleased to have such a home to offer to the citizens of Klamath Falls. I shall be happy if you and your friends care to come and visit this home on Saturday or Sunday from 2 to 9 P. M.

Very Truly Yours,
Axel E. Floren
Builder of Better Homes

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