

Tremendous Demand For Real Estate In Klamath

By HALE SCARBROUGH
Klamath real estate men are able to find a buyer for almost any piece of property which is at all reasonably appraised these days and generally have a tremendous demand for houses, lots and farms with not much to offer.

Actually, there are probably fewer homes being offered for sale now than last year and a great many more prospective buyers, realtors agree.

People wanting a house and with money to buy call for city property but are willing to consider a place in the suburbs if one is available. On the other hand, though prices are inflated and out of line, house owners

are reluctant to sell because they don't know where they can get another place.

Get Calls
Every real estate office in town is getting calls for homes for ex-servicemen, wanting to buy on a GI loan, and local banks and loan concerns have put through a large number of GI loans in the past few months.

Whether the ex-GIs are getting a break under the loan will have to be left up to them individually to say, realtors believe. If a veteran is satisfied with the place he has bought, the price he paid for it and the terms of the loan, then he has gotten a good deal.

Prices High
House prices are due to be high for a long time to come, real estate men feel, and will probably go up again before coming back down.

There is no ceiling price on old houses but new house prices will be held down.

Farm lands are undergoing rapid turnover in the county, what few farms are put up for sale, but there are more buyers than sellers even at high prices.

Lots for Sale
The city of Klamath Falls itself is a busy realtor, at present having some 980 lots for sale. Real estate men also deal in city-owned lots, selling them for the appraised value and receiving a commission.

Anticipating a let-up in building materials soon, vacant lots are much in demand now by prospective builders.

Another phase of property marketing, sales direct by owner and not through a realtor, is also cutting into the amount of real estate put on the market.

Fitzgerald Gets Ranch

An out-of-court settlement gives Daniel Fitzgerald, local stockman, possession of the Hiram Murdoch ranch near Keno and an equity suit filed by Fitzgerald against Christine Foss Murdoch with the circuit clerk has been dropped.

On March 8, Fitzgerald agreed to buy the ranch from Mrs. Murdoch for \$21,000 and gave her \$100 to be applied on a \$5000 down payment. Four days later, when the papers for the sale were drawn up, Mrs. Murdoch decided not to sell.

Fitzgerald filed his suit asking that Mrs. Murdoch be required to live up to the agreement and to turn over to him a deed to the place or pay \$35,000 which he maintained he would lose if he did not acquire the ranch for his cattle and sheep business.

Since the filing of the suit, he and Mrs. Murdoch have reached an agreement and Fitzgerald has received a deed to the property, his attorney, R. B. Maxwell, said today. Final amount of the sale was not disclosed.

2 Towns Show Census Boost

SALEM, March 29 (AP)—Two Jackson county towns—Rogue River and Jacksonville—have had big population increases since 1940. Secretary of State Robert S. Farrell Jr., said today after completing a census.

Rogue River increased from 383 to 474, while Jacksonville gained from 761 to 1011.

Farrell's department so far has taken census counts of 45 cities under a 1945 law providing for the counts in cities of less than 2000 population to enable those with increases to obtain larger shares of state highway and liquor revenues.

Two other cities, Garibaldi and Manzanita in Tillamook county, were incorporated recently, and Farrell said a census would be taken in the two cities next week.

The census counts are taken upon request of the cities, with the latter paying the cost. All 45 cities in which the population counts were made have had increases since 1940.

Highway Commission Issues Road Report

SALEM, March 29 (AP)—The state highway commission issued the following road report at 9 a. m. today:

Government Camp—Overcast, 28 degrees, 3 inches new snow. Total snow 103 inches. Packed snow throughout district.

Santiam Junction—Clear, 30 degrees, 6 inches new snow. Light packed snow on road, but probably be melted by noon. Total snow at summit 152 inches, at junction 78 inches.

Odell Lake—Overcast, 20 degrees, 2 inches new snow. Total snow at summit 152 inches. Thin layer of packed snow between mileposts 57 and 67. Bend—Light snow during night, disappearing fast.

Austin—Two inches new snow.

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Extension Unit News

The Midland home extension unit met with Mrs. John Mislter on Tuesday. Mrs. Albert Schmeck and Mrs. Lyle Hickman demonstrated care of walls and woodwork.

Luncheon was served at noon to Mrs. August Andrieu, Mrs. Ernest Milani, Mrs. Lyle Hickman, Mrs. Leon Andrieu and children, Mrs. John Mislter and Mrs. Lee Sutton.

The special award was given to Mrs. Lyle Hickman. Mrs. Ernest Milani, chairman, presided and appointed Mrs. Winifred K. Gillen, Mrs. John Mislter and Mrs. Lee Sutton on the nominating committee.

Malin Grange Will Hold Social Meet

MALIN, March 29—The Malin grange held its regular social meeting on Tuesday with a large attendance. Several games were played early in the evening, one of which was a musical guessing contest.

Mrs. George Smalley took the honors by naming the largest number of song titles. Pinochle and Chinese checkers were enjoyed later with ladies' high going to Mrs. George Smalley and men's high to Jim Addleman. The best Chinese checker player proved to be Mrs. Teresa McComb. Refreshments were then served by the hostesses, Mrs. Lou Drager and Mrs. Charles Hamilton.

The next meeting of the Malin grange will be held Tuesday, April 9, at the Malin church.

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Son Of FDR Raps Winnie

SEATTLE, March 29 (AP)—James Roosevelt, son of the late president, said last night the "recent speeches" of Winston Churchill in this country had "not helped the Russian situation" and added the United States state department had aggravated the condition by falling "to disassociate his comments from our own policies."

Roosevelt spoke at a dinner meeting of the independent citizens' committee of the arts, sciences and professions.

He said it was "unfortunate"

President Truman had introduced the former British prime minister for his Fulton, Mo., speech, because "it gave many the impression that Mr. Truman approved those utterances."

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Let's Face the Facts About HOME BUILDING

In the confusion created about the shortage of homes in America, one point stands out clearly:

YOU CAN'T BUILD HOMES WITHOUT MATERIALS!

Lumber and building material dealers and contractors obviously have a vital interest in obtaining materials for home building.

They report, nevertheless, that such materials are not flowing through the yards; that they have not been able to get them. Therefore, the Government's HH priorities offered to enable veterans and others to obtain homes, are simply home hunting licenses—for materials in quantity are not available.

As long as OPA continues its wartime control policy rather than a policy of adjustment to aid reconversion, it will neither be able to prevent an inflation or a deflation; it will only be able to prevent reconversion by discouraging production of needed home building items.

Here, for example, is an instance of OPA action that has resulted in increased production. After 6 months' delay, OPA granted a 4% to 10% price adjustment that allowed 125 of 400 closed brick and tile plants to reopen. This price adjustment allowed these plants and 400 others that had been operating, to hire needed labor. As a result, in the next quarter production rose 35%.

But in hardwood flooring, siding, plywood, millwork, and construction lumber, OPA clings to its wartime formulas. Instead, OPA follows the unrealistic policy of allowing premium prices to mills for producing lumber for such things as export to

foreign countries, and for items that were needed in wartime industry.

Today's question is not essentially one of price control—if there were plenty of homes, no price controls would be necessary. The important question is one of production and manpower.

So far, OPA and Government officialdom in general have contented themselves with controls, allocations and priority systems which at best can do nothing but juggle an insufficient supply of building materials—and at worst, delay and retard production and the employment of manpower.

Homes will not be built in the United States unless the Building Industry builds them. Whether they are labeled "Public Housing" or "Private Homes," the same materials, the same labor, the same building industry will build them.

Production can be un-blocked by the removal or adjustment of OPA's wartime policies. But such a realistic approach cannot be attained as long as Government action is based on a philosophy of lack rather than a philosophy of abundant supply for peacetime prosperity.

The lumber dealers, builders and contractors stand ready to build or rebuild America. But it is up to the people to demand that the way be cleared for the production of materials for homes.

Any government program that does not FIRST remove the obstacles blocking production of materials will simply add additional difficulties to the problem facing the building industry.

If you agree that present conditions should be corrected, mail this ad with your comments to your congressman. (You can get reprints by phoning any of the firms below). Address to:

Rep. Lowell Stockman, Ore.
Rep. Clair Engle, Calif.
House Office Bldg., Washington, D. C.

Sen. Guy Cordon, Ore.
Sen. Wayne Morse, Ore.
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Sen. J. R. Knowland, Calif.
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(My comments)

(Signed)

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