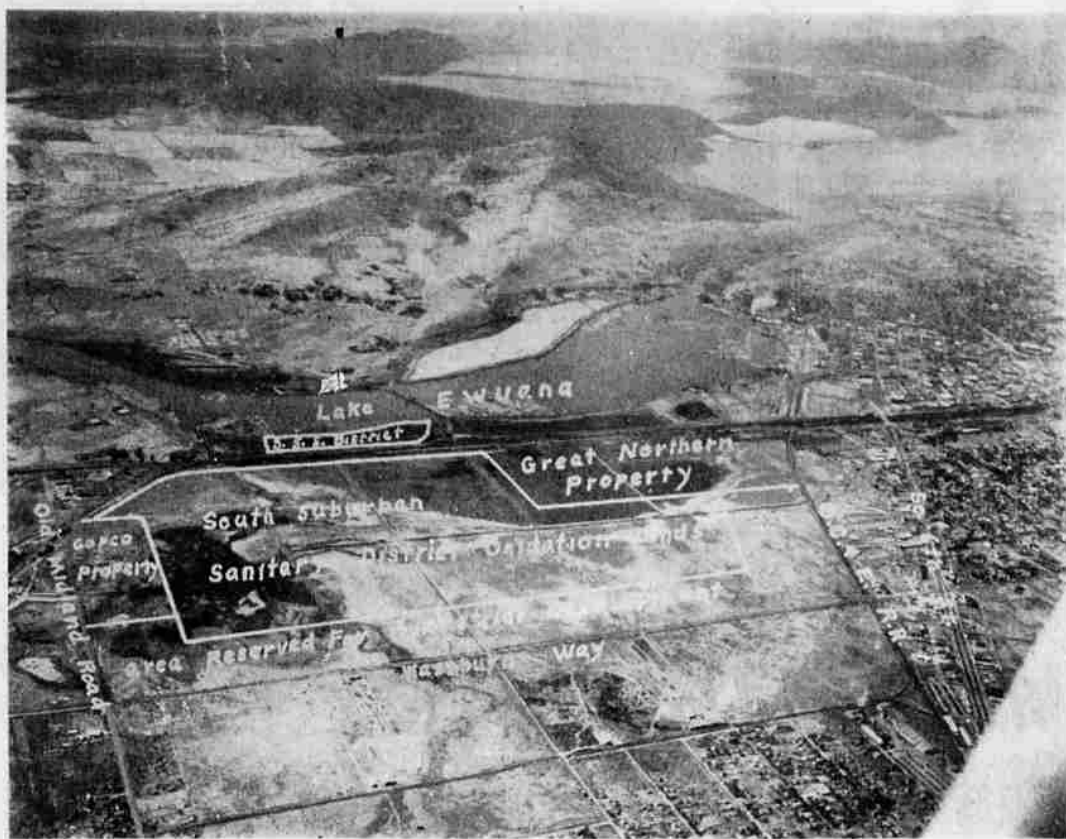




THIS AERIAL VIEW shows the location of the approximately 300 acres of oxidation ponds occupied by the South Suburban Sanitation District. The system is in operation and providing service to the more than 15,000 residents who occupy the suburban areas adjacent to the city of Klamath Falls. Pertinent points are properly located on the picture to provide orientation.

Suburban Area Provides Own Sewer Plant

The expansive south suburban area to Klamath Falls joined forces in 1957 to form a sewage sanitation district to solve one of their most troublesome problems. A great deal of exploratory work on the part of the Klamath County Court and many interested citizens of the area was complete prior to the actual vote of residents of the area in July of 1957. At this time, voters approved formation of a district and elected three directors to head their operation. The three were Fred Lewis, Carl Yancey and Hal Cline. After lengthy additional study as to types of disposal treatment, the district decided in late 1957 to adopt the lagoon disposal type of oxidation ponds. They purchased approximately 300 acres of land, most of which was swamp and sump drainage area. In October an election was held on bonds of \$1,800,000 to finance the sewage installation. Residents of the district approved the move by an overwhelming eight to one margin. Initial bids submitted on the bond issue were tossed out as too high, and the district re-advertised for bids. On May 26, they opened new bids and sold their improvement bonds to a Chicago combine headed by John Nuveen and Company for an effective interest rate of 3.7095 per cent. This was a saving of about \$77,000 over the bids submitted at the first opening. The district comprised an area of approximately 4.2 square miles of densely populated suburban land, and an estimated 3,250 hookups either are already in the system or will be when the available area is completely sewered. A prepaid system was advanced for lateral hookups of \$75 for early depositors, \$80 for those by Aug. 1, 1958, and \$90 for those after that date. With these commitments, the district then opened bids on construction of the sewer system. Low bidder was Lee Hoffman, Inc., Beaverton contractor whose bid was \$1,615,672. In November, the first sewer service was provided to customers, and the contract work on the system was officially accepted in January of 1960. A number of difficulties developed over such problems as road conditions following construction, and other complexities of hookup costs, and location of laterals, but the district is now an accomplished fact and providing sewage service to the estimated 15,000 to 20,000 residents of the suburban area to Klamath Falls. A law suit is still pending against the district for \$250,000, filed by the prime contractor who contends that the district reduced the work of the original contract by more than 10 per cent. It was developed later that the district was underfinanced at the outset and the district took some portions of the construction work on its own. In 1960, a special 9.2 mill levy was assessed against district residents to raise an estimated \$60,000, and monthly sewer charges were raised from \$3.25 monthly to \$4.25. At an election in November, Ned Putnam was elected to replace Fred Lewis. Walter Nitzel, who replaced Hal Cline on the board, and Carl Yancey, are the other two members of the district's board of directors. Despite its problems, the sanitation district is operating, providing badly needed sewage service to the suburban area. The financial problems of the district appear to be on the road to solution, and road conditions in the area have improved considerably. Off to a somewhat shaky start, the district appears to be in stable condition now with additional plans in the works to expand the district to provide service to fast building new home tracts along its borders.

Shopping Center Houses Many Businesses

A rapidly growing business center, highly patronized by residents of both the city and the suburban area to Klamath Falls, is the Town and Country Shopping Center which lies adjacent to South Sixth Street. The opening of the Thrifty Variety store in this location in 1952 by Harry R. Waggoner was the initial business which later triggered the establishment of a comprehensive shopping center, guided largely by the activities of Harry Waggoner. Today, that single business has expanded to a center that includes 26 different retail units. The potential of the site, however, is only about 50 per cent occupied, and expansion plans are afoot for the area during 1961. Currently the following businesses are included in the shopping center: bank, laundry - dry cleaners, auto-wash, fix-it shop, shoe repair, service station, two accountants, restaurant, shoe store, boys and men's wear, ladies wear, House of Discount, variety store, Hobby World, beauty shop, electric firm, jewelry store, grocery, loan firm, hardware, barber shop insurance firm and a clinic providing eight doctors and three dentists. Additional businesses are being planned for the area which can now provide parking space for 1,000 cars, and eventually will be able to park 2,000 automobiles. At the present time, an expansion program is underway to make it one of the largest drug store, the Town and Country Shop-leases to independent merchants large the Suburban Drug to about 16,000 square feet which will be strictly a private enterprise shopping center in the West that of chain store activity. The Town and Country shopping center, lying along South Sixth Street between the city of Klamath Falls and the densely populated suburban area, provides shoppers with a large variety of businesses and services. Further expansion is planned for the area during 1961.



Trucking Service Plans For Area's Future Needs

Bend - Portland Truck Service long and one fourth of a block started operation into Klamath Falls in the year of 1935, at that time employing two people and operating one small truck out of a rented terminal. Operating schedules at that time were questionable and somewhat unpredictable. Since this time the expansion of Bend-Portland Truck Service has been a continuing thing. A new tile constructed terminal was built at Oak and Market streets, which housed four transportation companies at a cost of \$30,000. Since construction another \$15,000 addition was added to the Klamath Falls terminal in 1950 with all new offices constructed in 1956. Bend - Portland has acquired additional lands through the years until the BP-owned property is presently one block wide. BP moved from the small gas operated power equipment truck to the finest equipment available to the industry today operating large Cummins diesel engines with Kenworth Trucks. Pulling two semi trailers with 54 feet of floor loading space. All types of trailer equipment are in the flat, including insulated vans, refrigerated and freezer van, solid siding vans with canvas tops, flatbeds and lowboys. BP at present operates 10 pickup and delivery trucks for local work in Klamath Falls along with three service cars. BP has an employment ranging from 20 to 25 people through the year and a payroll in Klamath County of just under \$150,000 per year.

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A line-up of brand new '29 Model "A" Fords at the Balsiger garage at 9th and Klamath. This was the year that the company set an all-time sales record ... an amazing 974 new cars sold!



The present modern location at Main and Esplanade. This big plant, the largest automotive facility in town, houses complete service and repair equipment for both cars and trucks, the showrooms and a complete tire department.

PARTS AND SERVICE

One of the most complete parts and accessories departments of any Ford dealer anywhere, and service for both passenger cars and trucks ... all makes.

The Balsiger Motor Company was started in September 1923 as a Ford dealership and the firm has been growing with Ford and the Basin ever since. The first garage was located at 8th and Klamath; shortly after, the company moved to 9th and Klamath, because of the need for more room. In 1930 the firm moved to the present location at Main and Esplanade on the site of the now historic White Pelican Hotel and further expansion was made in 1935 so that the company now occupies almost the entire block with a floor space of over 53,000 sq. ft. in the ground floor and basement. This does not include the warehouse or used car lots.

Sixty nine people are presently employed and 15 of these 69 have been with the firm for from 17 to 35 years ... a total of 370 years experience! Annual payroll is approximately \$350,000.

Ford Motor Company officials class Balsiger's as one of the most modern and well-equipped Ford Sales and Service facilities in the entire Pacific Coast organization.

With a quality product and an expert service organization to back it up, we hope to serve the Basin for many more years to come!



This was a busy lot in 1935! The addition to the main building was later constructed on this property. Note the "Special," a 1930 Ford Model "A" for \$250.



Balsiger's ultra-modern "Tower" lot on South 6th, opposite Town and Country. A complete showroom plus the paved, well-lighted used car display, make this the most attractive used car sales spot in town!

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