



The Homemakers' and Builders Page



Realty Deals Are Becoming Frequent

January in Klamath Falls has started out extremely well from a real estate standpoint, with at least one deal of considerable magnitude coming into the development limelight each week. With characteristic Klamath optimism, local real estate dealers and builders are in accordance with predictions of continued big things in this market throughout the year, and past events are bearing out these forecasts remarkably well.

Last week's biggest announcement came from W. W. McNeely, local real estate dealer, who sold for Anna Machl of Muskogee, Oklahoma, 50 front feet at Main and Tenth, to George Christie, a business man of 1329 J street, Sacramento, for an estimated sum of \$500 per front foot.

Christie, who was first attracted to the possibilities of Klamath Falls about six or eight weeks ago, stated through the press that he will soon start work on a \$150,000 hotel building on the property. Christie left the middle of last week for Sacramento where he will dispose of his property there, planning to return here and take active charge of the proposed hotel. Richards, architect, who designed the Melrose building here, will also draw up plans in San Francisco for Christie's proposed hotel.

Much heavy real estate transferring, especially along Main street and in other parts of the business district, is now in various stages of completion. Due to the fact that inclement weather does not now permit construction to start, announcements of property sales and proposed building of various sorts are coming out slowly. Real estate dealers, however, are talking in big figures, and in spite of flurries of snow and a mud covering, are visualizing the many forms of active construction which it is predicted will take place here this spring.

Evidence of the interest which Klamath Falls is arousing throughout the balance of the state, and as well, Washington and California, is readily seen in the number of visitors who come here for brief surveys of the local situation—all of them potential investors, realtors declare.

Many of these, of course, are content with the purchase of present city property, preferring to leave the building and new work to others. Anyway, things are stirring, in the opinion of all watching the development, and 1927 is off to a brilliant start for a record 12-months' run.

Improvement Club For City Formed

Indicative of the popular move toward organization for bettering this city from a civic improvement standpoint, the newest club of this kind was organized at the Arcade hotel last week with a charter membership of 65 property owners and prospects for continued growth.

The new club is to be known as the Klamath Falls Improvement club, and has already set up two definite and commendable goals toward which to work. One is to back a plan for an underground crossing at the Main street railroad intersection near the Big Basin Lumber company plant.

Another objective for the new club is to have the government build a bridge across the canal at Eleventh street, and to fence certain dangerous portions of the canal where several car accidents have occurred in the past.

Chris Blanas of the Arcade hotel, was elected chairman of the club; J. C. Leach, secretary; W. W. McNeely, treasurer. On the executive committee are W. S. Wiley, George Walton, T. P. Henderson, D. M. Smith, A. P. Glover and J. S. Struble.

The membership committee is composed of W. P. Johnson, George Grizzle, Louis Portier, W. Tompar and Percy Evans. Next meeting will be Wednesday night at the Arcade hotel.

Williams Block Is One of Beauty

Jamison Parker, Portland architect, who was here last week, declared the new Williams building on Main street between Seventh and Eighth, to be one of the most attractive structures in southern Oregon.

The building is exceptionally well constructed, the architect said, as it has been planned for a four-story addition in the future, making it a six-story building when the time arrives for the added improvements. The new \$80,000 building, now in final stages of construction, is being decorated highly with an elaborate front, reminiscent of Klamath's pioneer days of pine-clad foothills and great herds of range cattle.

Would Advertise



Mrs. Rhoda Graves, only woman member of the New York state legislature, has announced she would introduce a bill to advertise scenic beauties of the Empire state.

Tract is Platted Close to Klamath

Realizing the big demand here for suburban homes and the desire of Klamath residents to enter into the poultry, rabbit and gardening industries on a small scale while continuing to hold salaried positions in this city, local real estate dealers who have not already opened suburban tracts are planning these subdivisions for this year.

Word last week from Selak & Tracy on South Sixth street, announced that this firm is now plating a 360-acre tract one mile from the city limits, with a view of opening a new subdivision early this year.

The tract will be divided into smaller sections comprising from one-half to 10 acres each, and suitable for suburban homes, gardening and poultry farms. The smaller tracts are platted for the prospective buyer wishing only a suburban home and small garden, while the larger ones, it is believed, will be adaptable to those who want to spend all their time in specialized agricultural pursuits.

Located east of the city and near the fairgrounds, the new subdivision will be known as "Fair Acres" and it is expected that it will be opened in the near future.

Stock Shipments To Be Continued

That the Southern Pacific company is anticipating continued heavy livestock shipments out of Klamath county, may be seen in that concern's recent announcement of the construction of immense livestock corrals at Texum as a part of the 1927 development program. The new corrals will cost between \$10,000 and \$15,000, and will be the largest ever built for railroad purposes in this county.

According to present plans, the corrals will be located on the L. E. Walker place at Texum. Not only will the corrals be utilized for loading local livestock shipments, but will be used as well as a point for feeding stock shipped from northern points along the line.

Plan is to have the new corrals take the place of the small loading yard at the local railroad terminal, a corral that has been outgrown with the increase of livestock shipping, it was stated.

Rabbit Breeding Gaining Headway

Rabbit breeding in and around Klamath Falls is gaining rapid headway in a fashion that is held to be almost comparable to the fast growth of the landed potato and poultry industries here, according to the consensus of opinion of several local breeders, and the business holds promise of becoming another high light in the occupational program of this section.

Latest introduction of new quality blood into local hutchers came last week when H. B. Milner, prominent breeder here, returned from Medford with a shipment of 50 pure-bred rabbits of three leading varieties. This, he said, is only one of the many shipments of fine stock that is coming to breeders here.

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Big Construction Program Promised

With 1926 listed as the greatest construction year in the history of Klamath Falls, a fact borne out by the volume of building permits issued in the sum total of \$2,775,968, present indications are that this year will fully equal and probably excel the record-smashing annum just closed.

Improvements of a permanent nature, amounting to over \$1,000,000 for terminal facilities, were made by the Southern Pacific company, officials for which have announced that this is simply the beginning of a ten-year development program for this railroad in Klamath county. The expenditure of this immense sum for facilities locally means that Klamath Falls will without question be one of the most important terminals on the new main line between Portland and Sacramento.

The next largest unit in the matter of permanent construction for this city, was contributed by the city itself in projecting nearly a half million dollars worth of street and sewer improvement. While a large part of this paving program will be completed this year, new street improvement plans now coming to the attention of the city council forecast that 1927 will see the completion of additional paving units amounting to several hundred thousand dollars.

The biggest part of total expenditures for new building last year was comprised of business blocks, hotels and apartment houses, several of which are now in final stages of completion, while others are finished and occupied. The Pelican Theatre corporation's new \$300,000 playhouse on Eighth street, is one outstanding example of a 1926 building to be finished early this year. The Kerns structure, now being completed on Sixth street, is another. The same is true of the new six-story Willard hotel, Klamath's tallest and finest building to date. The D. O. Williams business block on Main street is also nearing completion and will be one of the most attractive structures of this nature in the city.

Many fine modern homes were completed here during 1926, and all indications now are that the residential building program in 1927 will far surpass that of the past year. Several costly homes are now in the hands of local architects, who predict completion of many beautiful residences in 1927.

Raynolds & Reed Close Two Deals

Deals reported by the Reynolds & Reed firm of realtors here for last week include the sales of two lots in Hillside addition to Oliver & Oliver, local building contractors, who will start immediate construction of modern houses on the properties.

This firm also announced that J. W. Wheeler, Seattle real estate dealer, who has been investing heavily in unimproved Klamath Falls property, last week added to his holdings by purchasing a corner lot in Buena Vista addition from Geo. Tramel. It is believed that the lot was bought for a possible service station site, and if so will make about the sixth similar site that Wheeler has bought here.

Mrs. L. C. Olson purchased the C. T. Darley residence in Altamont Acres, through this firm, which has succeeded Head & Reed in this city.

Walton, Wright Company Active

The Walton, Wright company last week sold one of the fine modern bungalows that McCoy brothers are building in Hot Springs addition, to Thomas W. Delsell, it was reported.

The new residence, located on Portland avenue near Pacific Terrace, is now in final stages of completion and the new owner expects to occupy the house in the near future.

No Foreclosure of Farm in 10 Years

Probably the best recent evidence of the stability of Klamath county agriculture and the progress toward financial independence that many Klamath farmers have made over a ten-year period, is the word from the Southern Oregon Loan association that in 10 years there has not been one mortgage foreclosure in Klamath county.

In this report of the association's successful activities in this section, it is stated that \$750,000 worth of loans have been made on Klamath county farm land.

Diversity of farming here, coupled with the production of superior crops, whose fame has spread throughout the state and the northwest generally, together with the excellent soil and favorable climate of the southern Oregon basin, is given as reasons for this remarkable record.

The association, according to Mrs. L. B. Hague, president, will hold its annual convention in this city February 11, at which time officials of the Federal Farm Loan association will be here to make a thorough investigation of the agricultural potentialities of Klamath county.

Main and Martin Apartment Coming

Word of another apartment house for Klamath Falls came from the Tri-State Realty company last week following the sale of two lots on the corner of Main and Martin streets to Miss Georgia Carter of Portland, who is planning to erect the proposed building.

Few particulars were available, but it is believed that the structure will be two stories high and will comprise a number of modern apartments of from two to three rooms each. The lots purchased have a frontage on Main of 50 feet and are 120 feet deep.

Miss Carter is a new arrival in Klamath Falls and is another outsider who, having seen the possibilities here, remained to share in the future development which spells unlimited prosperity for this city.

Joe Norris, according to Tri-State, is now working on a new house on a lot which he bought through this company, in Dixon addition last week. He is building the home for his own use.

Weather Hampers Realty Activity

While inclement weather characterized by flurries of snow, still holds a damper on real estate transactions in this city, business is picking up, according to local realtors, and indications are for an early spring rush after desirable Klamath Falls property.

Martin McAndrews, who controls considerable business and residential property here, added to his heavy holdings last week with the purchase of a lot and two houses on Johnson avenue, formerly owned by R. L. Lane. The deal was made through Chilcote & Smith, local real estate dealers.

Among other deals reported for last week by this firm, was the sale of a lot in Hot Springs addition to J. Gates, newcomer in Klamath Falls. The lot, formerly owned by D. M. Smith, is located on Portland avenue, and Gates has stated that he will build a home for himself on the property early this spring.



From office boy and blacksmith's helper to railroad president is the story of John J. Hermet, pictured above, who succeeds Frederick O. Underwood as chief executive of the Erie railroad, with his office in New York. The Erie is included in the Nickel Plate railroad merger plans of the Van Sweringen interests of Cleveland, O.

City Official to Build Fine Home

Among others who are starting construction of fine modern homes in this city is Frank Howard, as-

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Alley Paving Is Meeting Approval

The general move that has been more or less on foot for several months for improvement of business district alleys here, broke through the planning stage last week when W. W. McNeely announced that interested property owners are soon to pave the alley from Ninth to Eleventh, between Main and Klamath.

Backing the move is a committee comprised of McNeely, Chris Blanas and Roy Durbin. All property owners but two out-of-town residents have readily acquiesced to the proposal, it was stated, and the committee believes that the remaining two will return favorable answers. Work on the proposed project is expected to start in early spring.

Assistant city engineer, who last week began preliminary work on a \$6,000 residence on Pacific Terrace. Excavation for the new structure began last week, following purchase of a desirable lot through Watters & Barnhisel.

Farming Activity Is Given Boost

Herbert D. Newell, superintendent of the Klamath reclamation project, resounded another note in 1926 Klamath county prosperity with a statement before a local service club last week to the effect that farmers on the project showed a production of gain last year of some \$400,000 over the aggregate for 1925.

This on a 103,000 acres now under irrigation, Newell stated, of which 23,000 are watered by power and the balance solely by gravity flow. Closely in touch with the situation, Newell threw additional favorable light on the Klamath farming situation when he predicted an even more prosperous year in 1927.

Last year's heavy gain came hand in hand with a decided drouth, the culmination of several dry years, the superintendent pointed out, and in view of the fact that this past fall and winter has been one of excessive precipitation, he believes that farmers and livestock men of this county are entering a year replete with much promise of agricultural prosperity.

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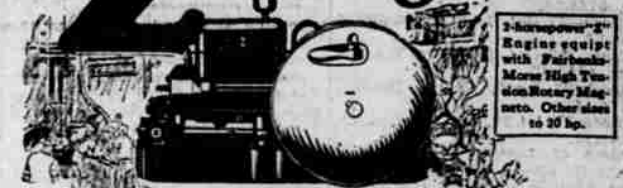
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