

Active Sale Of City's Real Estate Disclosed

REPORT SHOWS 260 DEALS IN THREE YEARS

Extent of the city's real estate operations is disclosed in an official report this week showing that in three years the city has sold 260 pieces of property for a total of \$143,000.

Sale of this property returned it to real property tax rolls, from which it had been removed when the city foreclosed upon it in lieu of payment of improvement assessments.

In the triennium of 1938-39-40, according to Police Judge Leigh Ackerman, the city foreclosed on approximately 1500 lots for unpaid assessments of \$389,410.

Active sale contracts at this time total \$74,600, covering 124 transactions. The average of these transactions is \$620.

Cash sales and contracts satisfied total \$68,223 in consideration, and the number of such deals is 112.

Options have been taken on 24 pieces of property subject to completion of suits to quiet title.

Monthly income from property sales is \$1880, or \$22,300 annually.

Lots now insurable total 256; lots in process of title-quieting suits, 140; lots foreclosed in 1940 on which redemption periods have not expired, 954. This makes a total of 1356 lots held by the city.

Hardly a council meeting passes without half a dozen or more city property deals being considered by the city fathers. The city plans to advertise desirable pieces of property to promote these sales and get the lots back on the tax rolls as rapidly as possible.

The money received from property sales goes into a special property fund. From this fund, payment is made for the expenses of handling the property, and the remainder will apply on the improvement bonds for which the original assessments were made.

SIDING LUMBER VARIETY URGED

There are about 25 different types of stock lumber siding items available. If you know of the various patterns which can be secured, you can make a choice which may remove the siding on your new home from the "ordinary" classification. Wide beveled siding in eight and 10-inch widths is, of course, the most popular style today, but don't forget that you can still buy narrow siding, flush siding, moulded drop siding, log cabin siding (which may be repainted) board-and-batten siding and plywood siding. Remember, you can even use narrow widths of interior material for outside siding, if you wish.

Repainting Said Mere Waste If Surface Good

Americans are sometimes called wasteful. The point is illustrated by the story of a sailor who once said that an English sea captain would always order his crew to scrub the white sides of a cabin, while an American captain would order his crew to repaint the cabin. We often repaint to hide dirt, which can be less expensively removed with a good application of soap and water. A house or any other object should be repainted when the paint shows signs of deterioration or gives evidence that it is no longer protecting the wood which it covers. Streaks, due to water running over furnace soot, produce a shabby looking wall which does not necessarily need to be repainted, but should be washed down.

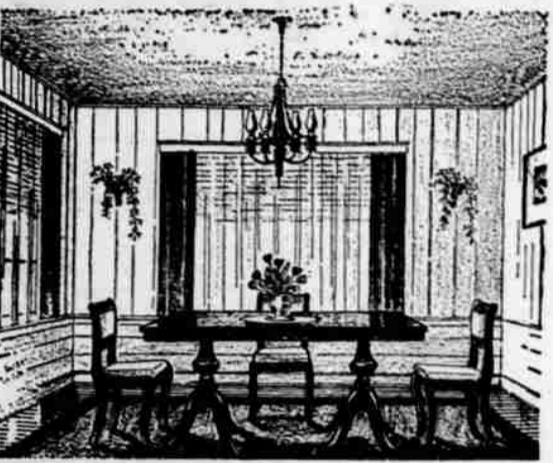
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Changing a dark and dreary dining room into one that is bright, modern, and cheerful is not difficult for the enterprising home owner, these pictures indicate.

The upper illustration shows an old fashioned dining room while the lower one is an architectural rendering of what it will look like with a minimum of expense. Furniture that is comfortable, yet does not take up much space, modern fixtures, and wood paneling throughout have given new "livability" to this room. A wood dado running horizontally below the window contrasts attractively with the vertical paneling.

Whether it is one room or several, or the exterior of your home you wish modernized, consult your local lumber dealer. He is a skilled craftsman in such matters.



Building Inspector Outlines Information About Permits

(Editor's Note: City Building Inspector Harold Franey has kindly consented to write a series of articles for this building page giving technical information of vital interest to all Klamath property holders and builders.)

By HAROLD FRANEY
Klamath Falls Building Inspector

In answer to many requests for information relative to the building regulations, I would like to submit the following passages from the building code and local regulations.

Sec. 201. No person shall erect or construct any building or structure, nor add to, enlarge, move, improve, alter, convert, extend or demolish any building or structure, or cause the same to be done without first obtaining a building permit therefor, from the building inspector.

Any person desiring a building permit as required by this code shall file with the building inspector an application therefor in writing on a blank form to be furnished for that purpose.

Every such application for permit shall describe the land upon which the proposed building or work is to be done, either by lot, block, or tract or similar general description that will readily identify and definitely locate the proposed building or work.

Every such application shall show the use or occupancy of all parts of the building and such other reasonable information as may be required by the building inspector.

Copies of plans and specifications...

and a lot plan showing the location of the proposed building and every existing building thereon, shall accompany every application for a permit, and shall be filed in duplicate with the building inspector, provided however that the building inspector may authorize the issuance of a permit without plans or specifications for small and unimportant work.

Plans shall be drawn to scale upon substantial paper or cloth and the essential parts shall be drawn to a scale of not less than one eighth inch to one foot.

Plans and specifications shall be of sufficient clarity to indicate the nature and character of the work proposed and to show that the law will be complied with. Computations, strain sheets, stress, and other data necessary to show the correctness of the plans shall accompany the plans and specifications when required by the building inspector.

All plans shall bear the name of the architect, structural engineer or designer.

WORLD'S WEALTHIEST MAN

The world's wealthiest man is said to be an Indian prince, the Nizam of Hyderabad, who is reported to keep \$500,000,000 worth of gold in his place.

Before the war, London's population was increasing at the rate of 80,000 a year.

BUILDING FOR SPRAGUE RIVER SAID BOOMING

SPRAGUE RIVER — The sound of hammer and saw is more prevalent in Sprague River now than any time in the last few years, and 1941 promises to show a very noticeable change in Klamath's fastest growing lumber town. Among the new projects now under construction are a number of dwellings, three business additions and a 16-cabin auto court.

Jim Looper will soon move his family into a new four-room home located on Main street. The Loopers moved here from Oklahoma.

Dewey Thurman is putting the finishing touches on a new four-room home on the west side of town. The Thurmans recently moved here from the middle west.

The Ideal Department store, under the direction of proprietors, A. L. Book and Gene Merritt, has a crew of carpenters building merchandise display space at the back of the present store. A new upstairs office is also under construction. The local California Oregon Power company office will also be located upstairs.

Mario Carnini, who built a new modern restaurant in Sprague River two years ago finds expansion necessary. The entire kitchen will be moved back giving room for more counter and table space. There will also be several upstairs rooms added to the building.

Durbin Cook, proprietor of the Sprague River shoe shop is building a 50-foot addition to his shop to give more room for machinery and merchandise.

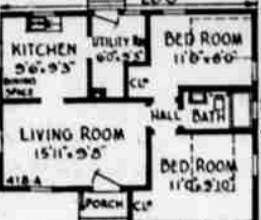
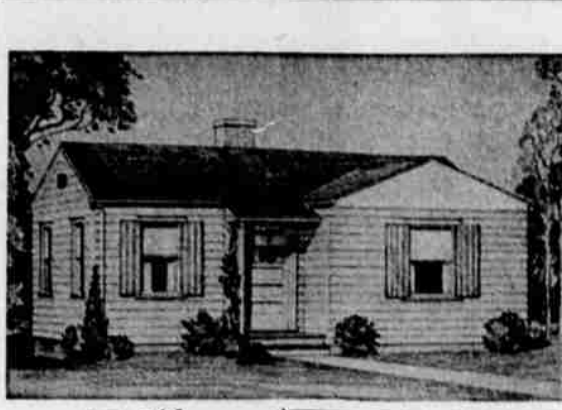
Joe Young, Clarence and Edward Moore have purchased 16 lots from the Western Cities Incorporated on which they will build an auto court and several homes. Work has already begun on the clearing of ground and building of foundations.

COLONIAL WOODEN GUTTERS RETURN

In Colonial days builders were required to complete their homes without the assistance of the sheet metal which we have today. As a result, they built gutters for their homes of wood and, strangely enough, many of these gutters are still in existence and still in use long after the expected life of most metal gutters.

Wood gutters have lately returned to vogue and are now available in many retail building supply establishments. They have the advantage of being low in cost and, unlike the metal, a definite structural part of the house. Wood gutters are nailed directly to the cornice and do not require strap hangers which sometimes make the cleaning of half round metal gutters difficult.

Since wood gutters have a moulded exterior contour, they add to the appearance of the house by increasing the apparent weight of the cornice. When wood gutters are employed, metal down-spouts may still be used.



CHIMNEY DESIGN SAID IMPORTANT

The reactions of a new chimney to its first fire are difficult to predict, and fireplaces are temperamental. The ordinary stock sizes of terra cotta flue lining will work for conventional sized fireplaces and furnaces of standard capacity. But, if your furnace is unusually large or unusually small or if your fireplace differs radically from the usual size, be sure you have the right chimney design before you build it.

Extra large chimneys have become increasingly popular in the past few years. They look well and fit with early colonial styles. They can cause difficulty because the mass of their masonry is difficult to heat up. Remember, you must heat the air in a chimney to get it to move properly and produce the right kind of a draft. If there is an exceedingly large amount of masonry surrounding the chimney, it may take an unusually long time to overcome the effect of this cold brick and mortar and get the air moving up the chimney.

RED CROSS SPEEDS AID TO YUGOSLAVIA

Earl B. Redman, chairman of the Klamath county chapter, American Red Cross Friday received a communication from Norman H. Davis, chairman of the American National Red Cross, pertaining to Yugoslavian relief.

"Upon receipt of word that hostilities had spread to Yugoslavia, the American Red Cross, on April 6 cabled the Red Cross society of that country to ascertain if there are any special relief needs in addition to relief supplies already purchased for shipment. Pending a reply regarding these needs, authorization had been given for the purchase and shipment of relief items, valued at more than \$1,000,000. This action followed a conference with Yugoslavia's minister in Washington.

"Arrangements are now being completed to purchase and ship large quantities of medical and surgical supplies, these items to include 10 field hospitals, 100,000 blankets, 1,500,000 quinine tablets, X-ray units, vaccines, ether, and other medicines and hospital equipment. Two million surgical dressings, produced by chapter volunteers, also will be available for the initial shipment.

"For some time we have been extending aid to Yugoslavia's valiant neighbor, Greece, where in excess of \$2,000,000 in supplies...

Tips From Garden Notebook

By A Klamath Gardener

If the weather man will give us a break now, gardeners of the basin can begin planting early vegetables and hardy flower seeds. Onions, radish, some sort of greens, such as mustard, kale and spinach, also swiss chard will do well, just as soon as the ground warms up a little. Seeds germinate very slowly when the ground is wet and cold, and if they do come up after so long a time, they will not be apt to grow much until the sun warms the ground and air. In sandy locations things can be planted a little earlier than in a location where the soil is heavier, because in the lighter soil, warmth will penetrate much more readily than in clay-like soils.

The time to plant seeds and the depth to plant them will depend then, on the moisture in the soil and the warmth it contains. When seeds are planted too deeply in cold wet earth, they are very apt to rot. This is especially true of peas, and sweet peas, although they do get their best growth in the spring when the weather is still fairly cool. Even though the air is fairly warm, evaporation of moisture from the soil will still keep the soil too cold for most seeds.

I have known a number of gardeners of the area who claim that on or near St. Patrick's day is an ideal time to plant sweet peas. I have found this to be good practice, unless one has a particularly low wet location. This year, taking into consideration, my light sandy soil, the location I chose being well drained, and the dryness of the spring, I planted sweet peas, that first week in March when the weather was warm. The little plants are coming up well and evenly. If we should have a spell of extra cold or some hard freezes, I shall put a little loose straw or some light brush over them to keep them from being too badly damaged. Many have told me that they have had sweet peas freeze out entirely when planted early, however I have never had this experience. If they are planted

near a building this is not apt to happen. It is well to remember that sweet peas like a location that is shaded from the hot sun part of the day. They do much better when they are so located that during the flowering season their roots are deep and the ground is always cool and moist. This is why the planting directions on the package, recommend planting them in a trench and gradually filling the trench as the peas grow.

Garden peas that are planted later in the spring when the ground is apt to become hot and dry also do much better when planted in a trench and gradually filled thus keeping the roots of the plant down in the cooler moist ground.

The earlier garden peas though, like most of the early planted seeds should not be planted too deep, but kept nearer the top where the soil is warm.

Now as to a few general rules. Seeds of the harder plants as already mentioned can be planted earlier and deeper than the more tender ones. Also the fresher seed will stand this treatment. If you have doubts about the freshness of the seed it will be a good idea not to plant them quite so deep. When the soil is damp and cool it is better not to firm the soil too much over them, thus giving the warmer air a chance to penetrate. If the ground becomes quite dry though the soil should be well formed over the seeds so that they will be pressed down and thus give the moisture a chance to rise from the sub-soil. The larger the seed, the deeper they must be planted. Very small seeds should be merely sprinkled on top of the soil, well pressed in and rain or sprinkling will help cover them with just enough soil, so they won't dry out too much. If it becomes too dry, tiny seed will germinate more readily if there is a covering of paper, sacking or straw to help hold the moisture in. This should be removed as soon as the seedlings sprout well. Seedsmen advise us that the practice of soaking the larger seed of any kind of plants before planting is not advisable, and often decay results. It is better that the seed receives the desired moisture from the ground.

The United States' total of 3,065,000 miles of roads is nearly three times greater than the total of England, France, Spain, Portugal, Germany and Italy combined.



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