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IRRIGATION IN OREGON.

Editor's Note—In this week's issue of the Oregon Voter is an argument in favor of irrigation and irrigation securities written by Fred N. Wallace one of the best informed men in Oregon on reclamation work. The Enterprise herewith re-publishes the article.

In few states do such variations of climatic and agricultural conditions occur as in Oregon. The Cascade Mountains divide the State into two great divisions, each with distinct agricultural and climatic conditions and together embracing all desirable elements of soil and climate of the temperate zone from the humid region along the Pacific Coast to the high and semi-arid plains of Central Oregon. Throughout this latter section annual precipitation averages from 10 to 15 inches and a considerable proportion of this falls with the winter snows. The amount which occurs during the growing season is insufficient to mature crops successfully without the aid of irrigation. The soils of the tillable areas are composed of volcanic ash and disintegrated lava supplemented by sedimentary soils and carrying all of the necessary chemical elements. They are for the most part very fertile and highly productive when watered. The temperature ranges from an average minimum in January of 17 degrees to an average maximum in July of 86 degrees. The growing season averages from 125 to 200 days. There are 300 days of sunshine each year in parts of this region.

All that is lacking to make conditions ideal for agriculture is the water during this growing season. Fortunately the proximity of the snow clad Cascades, which form the immense natural reservoirs, and feed the mountain streams, make this water supply available for a portion of these lands. It remains only for this life-giving water to be diverted from its natural course to the lands during the growing season. The need of this development at once becomes apparent to one who travels that immense area lying between the Cascades and the Idaho boundary, which in its present state supports on an average only two or three persons to each square mile. It is in this section that most of the irrigation development of the State has taken place.

Under the Carey Act of 1894, which was accepted by Oregon in the year 1901, several companies were organized. The benefits derived by placing water on these lands exceeded all expectations. Out of the working of this law grew the present municipal irrigation laws, and the beginning of state co-operation.

These present laws are, in the main, based on the Wright law of California and, with modifications found necessary thru long experience form the present laws which are conceded by many authorities to be the best in existence today. They provide, among other things, that the land owners may organize themselves into a municipal irrigation district. These districts, having most of the powers of other municipal subdivisions, including that of taxation, provide the immediate means of bringing water to the land embraced in its boundaries. If, after complete examination by the State Securities Commission, which is composed of the State Engineer, Attorney-General, and Superintendent of Banks, the water supply is found adequate and the proposed development is considered feasible, the District may issue a limited amount of bonds to pay for the reasonable cost of construction of an irrigation system and receive certification of them by the Secretary of State. This certification

a longer period than 3½ years. Under the practical working of the law the district entering into such an agreement with the State executes certificates of indebtedness to reimburse it for such payments.

These certificates bear interest at the rate of 6 per cent per annum and mature after the last bonds of the district. They are the basis for the issuance by the State of district interest bonds. The law provides that the respective districts benefited shall pay all expenses of the State in connection with the issuance and sale of the state district interest bonds and in addition the administrative expenses of the Commission. The State also retains all premiums from such sales. The district interest bonds of the State have always found a ready market at an average net interest rate of 4 3/4 per cent. In other words the State has borrowed money from bondholders, a great many of them outside the state, at 4 3/4 per cent and loaned it to the irrigation districts on good security at 6 per cent. Total loans have to date amounted to approximately \$1,000,000. The State is making a clear profit of 1 1/4 per cent a year and the district is paying all expenses. This is good business on the part of the state.

The interest on the certificates of indebtedness which the district is obligated to pay to the State is included by the State in its tax bill to the County in which the district is situated. It becomes an obligation of the County and creates the relation of debtor and creditor between the County and State. The State becomes a preferred creditor to the amount of such a tax. The law provides that this tax "shall be paid out of the first moneys collected and paid into the County Treasury over which the County has control." Thus the State is fully protected in receiving its interest when promptly due.

Let us look into the security which the State takes when it lends its credit. The certificates of indebtedness are tax liens upon all benefited lands in the respective districts together with all improvements thereon and the irrigation system which has been constructed with the money on which the State has, for a short time paid the interest. These certificates mature after the last serial maturity of bonds of the irrigation districts. Thus, as the district matures its own bonds from year to year the margin of safety of the remaining obligation increases. In normal cases the proportion of lands watered and cultivated increased yearly and improvements, fences, barns, and houses are erected on these lands so that the actual value of the security increases with the margin of safety. The certificates of indebtedness being of the last maturity receive the full benefit of this increase. The State has not lost one cent through the guarantee of interest. On the other hand it has made a nice profit.

There has been some recent criticism of this policy. The precedent of this cooperation was established by the United States Government which in 1820 abandoned the policy of attempting to derive large revenues through sales of public lands to settlers. It was estimated before that time that it would take 500 years to place the public lands in the hands of private owners. The policy of far-sighted and intelligent cooperation of the Government with the settlers was adopted. The lands were thrown open. The westward movement began. In 1869 a transcontinental railroad connected the East with the West and the frontier had disappeared. Thru the spirit of Government cooperation with settlers the miracle had been accomplished in less than half a century.

Who can estimate the billions that have been added to the wealth of the nation as a result of the adoption of that policy? Without it, we would still be confined to the shores of the Atlantic. With it, we have become the richest and most powerful nation in the world today—the creditor of the world. The Government has been repaid a thousand times over through this increase in taxable wealth. It is today spending millions in like developments from which it will reap a reward that will dwarf the initial expenditure.



Notice is hereby given that under and by virtue of an Execution in Foreclosure issued by the Clerk of the Circuit Court of the State of Oregon, for Malheur County, dated the 13th day of December, 1922, and directed to me, upon a decree and order of sale rendered in said Court

on the 7th day of December, 1922, wherein A. W. Ward as Plaintiff recovered judgment against Lyman A. Green and Mary A. Green, his wife, George P. Green and Nora L. Green, his wife, Anastasio Abarrategui; Bonacio Uriarte; Jacob E. Peterson and ——— Peterson, his wife, Ernest Wilson and Barney Wilson, partners as Wilson Bros.; S. F. Foster and ——— Foster, his wife, R. G. Newcomer and ——— Newcomer, his wife, H. M. Housh and S. Anna Housh, his wife, Davidson Grocery Company, a corporation; Joseph F. Smith as Trustee in Trust of the Church of Jesus Christ of the Latter Day Saints; Albert A. Glenn; D. McGill and Dick Tensen, as Defendants for the sum of (\$9,003.12) dollars with interest thereon from the 7th day of December, 1922, at the rate of 8 per cent per annum and (\$700.00) Dollars Attorneys fees and the further sum of (\$86.20) Dollars costs, which judgment was enrolled and docketed in the Clerk's office of said County in said County on the 7th day of December, 1922, which judgment and decree further directed the sale of the following described real property, situated in Malheur County, Oregon, to-wit:

All of Lots 1, 2, 3, in Block 64. Lots 3, 4, 5, and 10, in Block 65. Lots 9 and 10, in Block 66. Lots 8 and 9, 10 and 11, 12 and 13 and 14, in Block 70. Lots 1, 2, 3, 4, 5, 6, 7, and 8, in Block 72. Lots 1, 2, 3, 4, 5, 6, 7, and 8, in Block 73. Lots 15 and 16 in Block 74. Lots 2, 3, 4, 5, in Block 75. Lots 3, 4, 5, 6 and 7, in Block 76. Lots 8, 9, 10, 11, 12, 13, and 14, in Block 77. Lots 8, 9, 10, 11, 12, 13, and 14, in Block 78. Lots 8, 9, 10, 11, 12, 13, and 14, in Block 79. Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, in Block 80. Lots 8, 9, 10, 11, 12, 13, and 14, in Block 81. Lots 8, 9, 10, 11, 12, 13, and 14, in Block 82. Lots 3, 4, 5, in Block 83. Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 16, 17, 18, 19, 20, 21, 22, 23, 24, in Block 59. All in Green's addition to the Town of Nyssa, County of Malheur, and State of Oregon.

That to facilitate a redemption by any defendant of that part or parcel of said property as he now appears to have right to redeem, it is hereby ordered that said property be sold in the following parts and parcels, separately, to-wit:

Lots numbered 1 to 8 inclusive, in Block 72; Lot Number 1 in Block 73; Lots numbered 2 and 3, in Block 73; Lots numbered 4 to 8 inclusive, in Block 73; Lots numbered 15 and 16, in Block 74; all other lots and Blocks described in said paragraph 10 of the complaint and in findings numbered 10 and herein. That Plaintiff's request to dismiss this cause as to the Defendant, Joseph F. Smith as Trustee in trust of the Church of Jesus Christ of the Latter-Day Saints, who appears to have or claims some right or title to lot 16, in Block 59 of Green's addition to the Town of Nyssa, be and the same is hereby allowed and the complaint be and it is hereby dismissed as to said defendant only.

Therefore I will on the 13th day of January, 1923, at 11 o'clock in the forenoon of said day, at the north main entrance door of the County Court House in Vale, Malheur County, Oregon, sell at public auction to the highest bidder for cash, all right title and interest which said Defendants now have in said real property, above described. To satisfy said judgment in favor of said Plaintiff and against said Defendants, together with said attorney fees and costs and disbursements, and interest and accruing costs upon said sale.

H. LEE NOE, Sheriff,
Malheur County, Oregon.
Date of first publication, December 15th, 1922.

Date of last publication, January 12th, 1923.
Date of sale January 13th, 1923.

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