

Col. L.S. Howlett:

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The Seattle Post-Intelligencer says:

Col Howlett is one of the best known men in Washington. He has been connected with the land department since 1883 , havin arrived at that time with a commission from President Arthur. He located in Portland wh re he edited an afternoon paper and late was editorial writer on the Oregonian. He wa s appoi ted by President Arthur rec iver at the Yakima land office and was one of the promoters who built up the town of North Yakima in opposition to the old town of Yakima. Col. Howlett made and lost a fortune in North Yakima r al estate. He was also been prominent in the councils of the republican party. Col. Howlett was a warm personal friend of Gen. Grant and other great public men of national reputation." Yakima Herald, June 20, 1895

July 4th Speech: Col. Howlett."...And yet none of them all knew t the value of the ground boundd by our own state of Washington. Governor Stevens knew that he had jurisdiction over a wealth of magnificent timber; Governor Ferry took the state chair among cities and railroads and coal mines. It remained for Governor McGraw to see the opening of a great age of agriculture for the state and for our own country of Yakima to lead the van in a movement which is destined to make the center feed the coast and eventually outvote the west and east. The American eagle of the northwest is no longer confined to a clam diet. From his rocky eyrie on the Cascades he can look down upon as fine a banquet among the irriated fields of Yakima as ever Roman bird found on the froggy

banks of the Nile. And so we ask some local recognition from the old
feathered emblem of liberty today, as our words of celebration
rise amid the din and clangor of national joyousness..

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Seeing the battered furniture of the U.S. land office hauled past The Herald corner last week as a reminder that this government machinery has been yanked around a good bit since the land office as was first established in this district and that much has happened to the men who had charge of it as well as to the land within its balliwick.

When Col. Kinne and J.M. Adams were appointed land officers in 1880 at the time the district was set off from the Walla Walla district Yakima county embraced what is now Yakima and Kittitas counties and very little land had been settled upon save close about the old town, up the Ahtanum and the Wenas valleys and around Ellensburg.

The population of the two counties combined was then not as large that as North Yakima of the present day.

Now each county has a population of 18,000 to 20,000 hundreds of miles of irrigating ditches have been built and where there were filings enough to reach the maximum salary of both officers and in some years sufficient to double it, now the business of the office consists in an entry at very rare intervals and generally following a relinquishment of an old entry together with a few final proofs each month.

When the office was in its heyday it was again divided and the Waterville office set off. That would now be a very poor affair but for its proximity to the mineral regions of Okanogan county. Other irrigating ditches and possible mineral discoveries may yet make the North Yakima office a good one as it is the most centrally located among untaken lands of all offices in the state.

The two first land officers, J.M. Adams and Col. Kinne who held forth in the old town both lie buried in Tahoma cemetery on a piece of ground which was one of the first filings made under their administration.

Capt. Thomas, after a career of prosperous real estate operations

which like many others ended with the good times, is now trying to recoup himself in Colorado or Texas. Howlett is still a resident of this place and has held the office of register as well as that of receiver to which he was appointed.

Krutz is still here and Vance is traveling in the surrounding states on eastern business. Ex-receiver Hare is now attending to fillings instead of filings.

Register Snelling followed the furniture to its new building on his bicycle and Slemmons can be found any day of the week.

The office is now in the former Whitson and Parker rooms in the rear of the First National bank. It was moved from the old town in May, 1886, the day after the old Signal office was dynamited; was for a year in the little building at the corner of Second and Chestnut streets, then for four years in the office built by Capt. Thomas just south of Coffin's store for an her four years in the second story of the Howlett building, then on the first floor in the rear of the Miller & Hough bank until the move of last week. Such is history--Yakima Herald, May 28, 1896.

About thirty real estate men gathered in the rooms of the Commercial club last evening to further discuss the matter of a real estate men's organization.

L.O. Janeck of the Yakima Commercial company was called to the chair and Ed Van Rundt of the Lesh Land company was elected temporary secretary. The possibilities and feasibility of the matter was discussed thoroughly and two committees were appointed to report to the next meeting, one week from tonight, when an effort will be made to perfect a permanent organization.

The first committee, for the purpose of visiting real estate firms every two weeks to awaken interest in the organization is composed of H.B. Averill of Tennant & Miles, J.B. Ermsdorf of the Yakima Land & Investment company and J.E. Fitch of the Yakima Real Estate company. The second committee on organization comprises Charles Marsh of H.B. Scudder & Co.; J.B. Mahre of the Highland Real Estate company and J.E. Boyle of the Naches Land company--
The Yakima Herald, March 11, 1908.

The North Yakima Real Estate Association starts off today with about \$1,500 in its treasury and between 30 and 35 members real estate firms as members.

Organized principally for the purpose of bringing into closer relation the various dealers and to protect buyers who come to the valley as strangers from unfair deals and to form some better method for the judicious advertising of the opportunities here, the founders met Tuesday evening to draw up a constitution.

According to the bylaws every firm becoming a member will post in their office the commissions which may be charged and

a copy of the constitution which prohibits them from accepting any listing that has been placed in the hands of any dealer other than a member.

Officers to fill the term which expires during May were elected as follows:

L.O. Janeck of the Yakima Commercial company, president; J.B. Ermsdorf of the Yakima Valley Land and Investment company, vice president; E.C. VanBrundy of the Lesh Land company secretary and treasurer.

The executive board consists of these officers and in addition J.E. Boyle of the Waches land company; Chas. Marsh of the H.B. Scudder company and J.R. Fitch of the Yakima real estate company.

Regular dates of meetings have not been decided on as yet. At present the offices are in the Lesh Land company. The Yakima Herald, March 18, 1908.

Land Office

Abolishment of 21 land offices including that at Yakima of which R.B. Milroy is now register and receiver and the consolidation of the offices of ~~registered~~ register and receiver of some 14 other offices are proposed in the appropriation bill of the department of the interior which was reported in congress today by the house appropriation committee.

The bill carries \$720,000 for the Yakima reclamation project, a cut of about 50 per cent from the appropriation made last year. Reductions for the Indian irrigation service are similarly drastic on account of the limited use yet being made by the Indians of these irrigation projects.

Land offices that would go out of existence July 1 under the bill include those of Vancouver and Yakima in this state.

The committee declared that the amount of business did not justify their maintenance. Secretary O.C. Soots of the Commercial club is already preparing to protest the closing of the land office which has been located here 44 years.

"~~One~~ Some of the six land offices in this state should be closed," stated Milroy when informed of the proposal "I doubt the advisability of closing the Yakima office on account of the large amount of public land subject to entry in this section and the actual business carried on as compared to other districts in the state.

The Yakima district has 194,760 acres of land subject to entry or the third largest district in the state from an acreage viewpoint.

Spokane comes first with 370,802 acres, Waterville second with 242,197 and Yakima third.

The Walla Walla district has 104,645 acres of available public lands 90,115 acres less than this district.

The Yakima district comprising Yakima and Kittitas counties and parts of Chelan, Grant, Benton and King counties collected the second largest

amount of fees and commissions of any Washington office during 1923. Funds received at the local office for the past year amount to \$3,174 or \$375 less than received at Waterville, the best 1923 paying office in the state. Funds collected at the other state land offices during 1923 are: Walla Walla \$2,180; Spokane \$3,005; Vancouver \$1,306 and Seattle \$938.

Business done during the past year and the actual amount of unappropriated land in the various districts is certainly in favor of the Yakima district. Walla Walla, Vancouver and Seattle are far below this district in both respects, Milroy explains.

"From a geographical viewpoint it would be far more satisfactory to close the Waterville, Walla Walla and Vancouver offices than to make the present suggested arrangement.

"Business done and to be accomplished in both the Vancouver and Walla Walla sections cannot compare with Yakima and for that reason those two offices should be abolished before Yakima. Waterville's work could be easily handled at Spokane on account of the excellent rail connections. It would be far easier for Walla Walla folk to come here to the land office than for people in Kittitas and Chelan counties to travel to Walla Walla, Yakima occupies the central position," he said.--Yakima Daily Republic, Wednesday January 9, 1924.

Tieton

Homesteading

Tieton

There were twenty one men and women in line at the door of the United States land office in the Miller building awaiting the opening of public land under the third unit of the Tieton (copy). The land has not yet been restored to entry by the government and so far as officials here know there is no particular reason for the lineup at this time.

There are some two or three thousand acres of land to be restored and there is an assumption that it will come back to the public the coming spring. There is also a belief that its restoration will come automatically with the announcement that water is ready for delivery to land holders under the Tieton ditch, if there is nothing more to the situation than appears at present the lineup will continue for another three months.

H.Y. Saint and Captain Steinman of the land office, Engineer Swigert and Chief Clerk Gullickson of the reclamation service, United States Jones and others (copy) who might be expected to know something about the restoration of the land are in ignorance concerning it.

The first man in the line up was J.E. See of 409 South First street, a laborer and the second was Howard J. Bruff, a laborer of 16 North Second street. Neither of these men would talk. One of the men in line said: "John H. Bruff the attorney started this thing. I don't know whether he knows anything or not."

There were 21 people in line last night and they had arrived at a mutual agreement each to respect the right of the other. Alex Miller has placed two rooms at the north end of the hall at the disposal of the land seekers. These rooms

are opposite to the rooms of the land office. One will be for

the women in the lineup and the other for the men. Last night the men were arranging for the installation of a telephone and for cots and such comforts to lighten the tediousness of their wait.

By 10 o'clock last night there were 27 people in the line most of whom were wide awake and in cheerful spirits over the prospects....Yakima Herald, Dec. 27, 1911.

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In anticipation of the closing of the local federal land office which is set for April 30, Alvin M. Clark, clerk of the office since 1907 the other day dug into the closets and shelves and brought forth not a little of the flowery penmanship of 30 and 40 years ago.

And names well known to the pioneers and even many of the younger generation of the valley were found inscribed as former registers and receivers of the Yakima land office.

Some interesting characters were recalled. Some of the records go back only to 1885, the year in which the office was moved from Old Town to North Yakima. In that year Col. L.S. Howlett who is remembered by the old timers as one of the best-known men of that period, took office as receiver for four years.

Howlett was succeeded in 1889 by T.M. Vance who held the office but two years giving way to the late W.H. Hare in 1891. Hare continued long in the federal service and at his death a few years ago was clerk of the district federal court.

A.L. Slemmons of Ellensburg followed Hare in the land office in 1894 and served until 1898 when Miles Cannon became receiver. He held the job until 1907. Registers over this period were R.B. Kinne, C.M. Holton and J.H. Thomas.

S.Y. Coleman was register from 1907 to 1909 and H.R. Saint from 1909 to 1913. Harry F. Nichols became receiver in June, 1906 and died in office in November of the same year being succeeded by Alfred C. Steinman who served until 1915. Richard Strobach was made register in 1913 and C.E. Rusk receiver in 1915.

At the end of the Strobach-Rusk regime the office of register and receiver were combined and R.B. Milroy, incumbent, took them both over.

Clark, who in the civil service will be transferred from the office here when it is closed has been in the government employe for ~~29 years~~ 29 years, during all of which time he served in land offices. Before coming to Yakima he served 11 years in a land office in North Dakota.

The first homestead entry in this district was made Oct. 19, 1880 by John Bloomquist who filed on 120 acres in Kittitas county. Up to 1908 when the serial system was dropped the number of homestead entries was 6,127. Clark estimates that 4,000 have been made since that time, making a total of about 10,000 straight homestead entries for the Yakima office in 45 years. In addition to these entries there have been many desert land timber and mineral entries.

Some of the work done by the office may be gained from the fact that in 1895 the unreserved and unappropriated land in the district totaled 2,000,000 acres while at present the amount is 197,000 acres.

In regard to the recent order closing all land offices in this state except those at Spokane and Seattle Mr. Milroy points out that the west side of the state will have a land office with but 49,850 acres of land to dispose of while the east side will have but one office with 940,554 acres subject to entry. This would indicate that the Spokane office will have 20 times the amount of work to do as that in Seattle.

An effort is being made by Yakima businessmen to keep the local office open--The Yakima Republic March 25, 1925.

had occasion to often refer to its records--The Yakima Daily Republic, April 30, 1925.

Records of the Yakima land office are being packed today for shipment to Spokane where they will be available after May 1. R. B. Milroy, register and A. M. Clark, clerk, are supervising the work--The Yakima Daily Republic, April 29, 1925.

Yakima land office, aged 45 years passed away quietly late this afternoon at his home in the Federal building. The office had been in ill-health for several months and the shock that hastened the end came a month ago after a diagnosis by general land office physicians in Washington, D.C., who after consultation gave the Yakima office a month to live at the very outside.

The office made a valiant struggle to live. The Chamber of Commerce came forward and offered to submit to a blood transfusion but the Washington doctors shook their heads and said nothing would prevent the inevitable. The end came.

Survivors are R. B. Milroy, register and receiver and A. M. Clark, clerk. They are busy to afternoon making final disposition of the papers and records of the deceased which are to be transported to Spokane tonight to be placed in the keeping of the land office there.

Clark will make the trip with the remains. Funeral services were held here today with H. L. Seger, custodian of the post office building officiating.

The Yakima land office was one of the pioneers of the valley, having been born in Old Town in the fall of 1880. At the age of five years the office moved to North Yakima along with the rest of Old Town and has resided here ever since. It leaves many friends among the homesteaders of the district and adjacent offices that

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Land filings

Historical

On Monday a letter was received at the land office which by an error ordered the cancellation of the Northern Pacific land entry on which part of the city of North Yakima is located.

It also ordered cancellation of other lands included in selection list No. 5 to the extent of thousands of acres. Farms for which patents have been issued were included and occupied tracts right and left.

To most people who inquired into the matter, it was apparent that a blunder had been made in the commissioner's office at Washington; but there were some who took it at its worst and others so scared that they were ready to take the wrong view and act upon it; and still others who appeared willing and even eager to grab land belonging to some one else on a very slight pretext. There are always such people in the world.

It was the talk of the town for two days, and the land office was crowded and given a deal of work, trouble and turmoil for which it gets no pay. A telegram was sent to the commissioner to ascertain if the land grant entries ordered canceled were to become vacant and subject to filing. ~~One~~ No reply was received to this until today when the following message was received from Commissioner S.W. Lamaroux:

"Make no disposition of the lands selected by the Northern Pacific Railroad company and canceled by letter of March 6 until further notice."

On Tuesday Mr. Schulze telegraphed J.B. Reavis that it was all a mistake; and again on Wednesday that the mistake grew out of cancellation of the government moiety in the overlapping limits of the grant to the line from Pasco to Tacoma and restored grant to

the abandoned line from 000000 down the north side of the Columbia river.

These overlapping limits reach from Wallula forty miles up the railroad from the restorations within them were made and the whole matter adjusted two years ago.

To explain how the error occurred is impossible.

A.L. Fix reports that he made application for the SW quarter of the town, covered by 84 houses, including two livery stables and the stock yards. In his happy consideration of what he termed his good luck, he estimated that his rent roll would be about \$39000000 \$4,000 per month.

One gentleman who coveted a farm filed on a quarter section of the high hills east of the city.

Nearly all of the land on the Moxee was covered by applications including the artesian wells, George Ker's ranch and most of the Moxee company's property.

Seventeen ill advised men left Yakima on Wednesday to take up claims belonging to the big irrigation company.

An Ellensburg gentleman telegraphed to Dr. Hare to know if there was any truth in the report in circulation there that the entire Northern Pacific land grant had been forfeited. His anxiety was relieved.

The incidents reminded Col. Howlett of the story of the farmer who said that he had traded 80 acres for a street and would have got the other 80 off on the fellow if his wife had only kept still--Yakima Herald, March 15, 1894. ✓

Decision to raise the old part of the Miller building, Yakima avenue and Second street to a height of six stories to conform with the addition now under construction was announced this morning by W.H. Jones, contractor for Alex Miller. Mr. Jones constructed the original part of the structure and was brought here from "alla Walla to supervise the work being done now.

"With the new wing half a dozen stories high and the main building topped by another story, the Miller building will have an office capacity of just twice its present. Instead of the 80 rooms available now there will be 160.

Begun the first of March, the addition under charge of Mr. Jones has been pushed to the fourth story. It will be finished after the French Renaissance of the original structure, the original plans for which were drawn by Bebb & Mendall of Seattle. Two new elevators will be installed, making three in all.

Finished three years ago the Miller building took rank immediately upon its completion as the premier office building in the city. Since then the demand for office room, owing to the rapid growth of North Yakima, has been insistent.

On the ground floor there will be stores, the west side to be occupied by Dunbar & Nelson, Jewelers and the east side by the Pioneer Drug store.--Yakima Republic, April 22, 1910

Nine thousand five hundred dollars is the amount which Harry McIntyre of Alfalfa has paid for a government homestead. This is undoubtedly the record price for a piece of Uncle Sam's land. Mr. McIntyre paid the amount as well as lived up to all the requirements by which a homesteader is

supposed to get his land free as it cost him this much to live on the land the full five years required by law.

The land is above the Sunnyside canal and is unproductive without water. herefore it has brought Mr. McIntyre no return in the time he has lived on it.

Without a cent coming in life on the homestead has been a constant drain on his bank account and now only a few dollars remain in \$80,000, which he had when he filed on the land in April, 1906. During that time he had much misfortune. His entire family having been stricken with fever from which one some never recovered and was sent to the insane hospital.

Mr. McIntyre has just finished proving up and as he considers the land is worth \$100,000, he intends to remain on it and make it a productive farm.

Yakima Republic, May 27, 1910.

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Carpenters today completed tearing down at 112-114 1-2 South Second street i the heart of the city's business district an old wooden buildi g--to t em only a dirty old hulk but to valley pioneers one of the initial structures erected here and the first home of the ~~Yakima~~ land office. Since 1900 it has been known as the Mull building.

In the spring of 1885 Capt. J.H. Thomas first land office register erected the land office building. He and L.S. Howlett receiver , opened up the office at once and transacted the government's business there for five years. The office was then moved across the street to the second floor of the building now occupied by the Kelly Tire company.

R.I. Mitchell has purchased the property and the bilding fr m AE E. Larson and C.E. Udell and will erect a 140-50 foot brick one-story garage building. The total investment r presents \$20,000 Mitchell stated this morning.

Mr. and Mrs. James R. Coe hav purchased the lumber from the old building and will use it to erect thr e California bungalows at 408 North Sixteenth avenue. Mrs. Coe in spite of soot and dirt and armed with a claw hammer personally directed and aided in tearing down of the building.

There are many stories relatives to the origin of the old landmark but R.B. Milroy , land office registrar states it was the first land office here. Mrs. Coe believes the building was at one time a saloon at Old Town and was used as such here for some time after being moved.

Harry Mull , wo with his fathe J.M. Mull owned and operated a general merchandise store in the building from 1899 to 1916 r members the structure as one brought up from Old Town. He says

Capt. Thomas built it and as Milroy remembers of Thomas' work and the fact that it was built here and not at Old Town there seems no doubt of the structure's origin.

The building has been known as the Mull building for years. Before Mull and his soon took it over a man by the name of Harrison operated a hide store there. It was used as a residence by Harry Mull and by others before the hide merchant purchased it.

While the structure town down occupied the entire frontage of 50 feet the land office building occupied only about a 25 foot frontage. Several additions were made during its early years.

Across the front of the building were many frills or as Mrs. Coe puts it a "generous supply of ginger bread work." The boards were fastened together with square wire nails, the only kind used in the early days.

The Mull building is near the old Centennial building which will be admitted by all was rolled up from Old Town. Another building moved here and still standing is the old Leach house just below the Central school. While some 200 or 300 structures were moved here 40 years ago by the Northern Pacific, only a few remain.

The land office building was not only the first structure ^{one of} the structures put up here but is one of the last of the early ones to be torn down. The history of the building coincides closely with the general history of the valley. It clearly reflects the constant gain in values and continued prosperity of the region, early settlers say.

Harry Mull tells of selling the property several years ago at what he then considered a tip-top price.

"I only wish I had kept it as it is now worth much more than I sold it for or ever thought it would be worth," he relates.

Government lands;

(Real estate--Maclean & Reed, North Yakima
Stewart, Wilkins & Co Ellensburg.

P.B. Groat, general emigration agent, St. Paul

Cha B. Lamborn, land commissioner, St. Paul, Minn.

There are over 50,000 acres of choice government lands for settlement in the Northern Pacific Company. They are given free to settlers under the Homestead, Pre-emption and Timber Culture acts.

Minnesota, ND, Montana, Northern Idaho, Wash and Oregon.

Homestead Act..A citizen or one who has declared intention can homestead 160 acres by filing his application and affidavit at the local land office and within six months thereafter commencing settlement and improvement, continuing the same for five years.

The only cost is the U.S. Land office fees which are \$18 to \$20 for 160 acres.

A soldier, having served in army or navy during the War of the Rebellion for over ninety days can obtain 160 acres of any public lands by filing a declaratory statement and within six months thereafter filing his affidavit and application commencing settlement and continuing the same five years less military time served, such time not to exceed four years. His widow can take advantage of the above. In case of death in army the term of his enlistment is deducted.

By Pre-emption The Pre-emption law gives to any citizen of the U.S. and to those who have declared their intention to become such 160 acres of land within the limits of land granted to those to have declared their intention of becoming such, 160 acres of land within limits of and granted to any railway co. at \$2.50 an acre or outside of the railroad limits at \$1.25 an acre on condition of cultivation and residence within

within 90 days after settlement a declaratory statement must be filed and fee of \$2 to \$3 paid. and within 33 months final proof must be made of actual residence and cultivation of the tract.

Timber-Culture Act.. cites of U.S. or those who have declared intention shall plant, protect and keep in a healthy growing condition for eight years, ten acres of timber on any quarter section or five acres on any legal subdivision of 80 acres or two and one half on any legal subdivision of 40 acres shall be entitled to a patent for the whole of said quarter section or legal subdivision of 80 or 40 acres at the expiration of eight years on making proof by not less than two credible witnesses. The land office fees for 160 acres are \$18. Residence on the land not required.

A person can not take a homestead and a pre-emption at the same time, but a party can hold a homestead and a timber culture claim or a pre-emption and a timber culture claim at the same time and secure title to both.

Register U.S. Land Office, The Dalles, Spokane Falls, North Yakima, Walla Walla, Vancouver, Seattle and Olympia, Lewiston

Desert Land Act

Who may file declare that he intends to reclaim a tract of desert land not exceeding 640 acres by conducting water upon in three years. Fee of 25 cents an acre. At any time within three years upon proof to the Register and Receiver of the reclamation and upon payment of \$60 an acre, a patent shall be issued.

All lands exclusive of timber and mineral, which are ^{will} not, without irrigation, produce some agricultural crop, are deemed desert lands.

Residence on the land is not required.