

Law in Action

Are you a buyer of real estate? Then a deposit receipt is the paper you usually sign when you hand your check to the broker and offer to buy the property. When the seller has also signed, that paper as a rule becomes a binding contract.

Before you sign, therefore, make sure that the deposit receipt contains everything in the agreement you want. Here are some things a deposit receipt can do for you:

1. Spell out important statements made by the seller or the broker (for example, that the building is only five years old, that there have been no slides in the area, that the inces and expenses are certain stated amounts.)
2. Say what is to happen if the statements are incorrect.
3. Supplement the legal description with identifying features such as the street address and important things as use of a roadway, access to a railroad siding or boat slip.
4. Set the price and make the offer subject to the buyer's ability within a stated time to get necessary financing (the amount he intends to borrow, the interest rate and the maximum monthly payments.)
5. List any personal prop-

erty included in the sale and fix the price for it.

6. MAKE THE offer subject to any additional conditions (for example, buyer's approval of deed restrictions, zoning laws, termite report, existing leases, insurance, issuance of title to guarantee that the buyer ends up with good title.)

7. Name the escrow holder and make the escrow instructions subject to the deposit receipt.

8. Declare whether all money shall be deposited in escrow, fix the time for payment, and declare who bears the costs if the sale does not go through.

9. List the items to be prorated (usually taxes, insurance, rents, assessments, escrow charges, interest, if any.)

10. Fix the date for possession and for closing the escrow.

A POORLY drawn deposit receipt may be expensive. You may be bound to sell or buy against your will. If you fail to perform or there has been misrepresentation, you may have to pay a large judgment. On the other hand, because of some defect in the contract, you may find that you have lost the benefit of your deal as well as valuable time. Be sure you know and understand what you are signing before you become committed. Might be a good idea to have a lawyer check it for you.

Dr. Tanabe Heads New GOP Group

Dr. Tetsuro Tanabe, a member of the attending staff at Harbor General Hospital, has been named California Chairman for Nisei for Goldwater, according to Bruce V. Regan, state chairman of special groups.

Dr. Tanabe is a prominent Japanese-American internist. In accepting the appointment, he said, "Senator Goldwater at least is one public official who has the courage to take a stand that we cannot buy friendship and allies with foreign aid."

The doctor also is national chairman of the Japanese-American Republicans. In addition to his private practice, Dr. Tanabe is a member of the faculty at the University of California at Los Angeles.



BULLY BUTTONS!

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Two Children Enter Hospital

Two Torrance youngsters have been admitted to the Los Angeles Orthopaedic Hospital.

They are Joyce Pieukowski, 12, daughter of Mr. and Mrs. Michael Pieukowski of 3314 Onrado St., and Gary Coover, 9, son of Mr. and Mrs. Earl Coover of 1225 Milton St.

FREE FILM FOR LIFE!

FRESH DATED
BLACK & WHITE
FILM
comp. value 55¢

19¢

FRESH DATED
COLOR
FILM
comp. value \$1.15

39¢



BETTER FOOD MARKETS

PRAIRIE AT REDONDO BEACH BLVD., TORRANCE
223RD ST. AT AVALON, CARSON-TORRANCE
5305 TORRANCE BOULEVARD, TORRANCE

Slide into the spacious new Ford interiors.
Insert the twin-edge ignition key (works either side up).
Fire up Ford's livelier and thriftier new engines... (either Six or V-8's).
Feel the smoothest ride of any cars in their class (or possibly any class).
Listen to the Quiet Ones.

Test-Drive a Solid, Silent '65 Ford...with your ears!

Quiet is the measure of car quality. So take a test drive and listen... to the uncanny quiet of all 17 new Fords. Compare their smooth, hushed ride, their quality feeling against any other cars... at any price. You'll know immediately—these new Fords are the Quiet Ones.

- 2 new Ford Galaxie 500/XL's—the sportiest Fords. Bucket seats, floor shift, 289-cu. in. V-8 standard. Spacious all-vinyl interiors. Deep-pile carpeting, extra trunk space.
- 1 new Ford Galaxie 500 LTD's—most luxurious Fords ever.



FORD GALAXIE 500 LTD 4-DOOR HARDTOP



FORD GALAXIE 500/XL 2-DOOR HARDTOP

Test drive Total Performance '65... BEST YEAR YET TO GO FORD

See them at your neighborhood Ford Dealer's soon!

RIDE WALT DISNEY'S MAGIC SKYWAY AT THE FORD MOTOR COMPANY'S WONDER ROTUNDA, NEW YORK WORLD'S FAIR



BETTER FOOD MARKETS

7 BIG SALE DAYS
THURS. - WED./OCT. 1-7, 1964
GET BLUE CHIP STAMPS, TOO

BLUE CHIP STAMPS

PURE WHOLESOME
CRISCO
SHORTENING

3 -Lb. Can

INCL. 8¢ OFF LABEL

SAVE 22¢

59¢

EVERYBODY'S BUY LOW

HALFHILL / LIGHT
CHU TUN
GREAT FOR SANDWICHES AND



SAVE 47¢

C-H-B Quality CANNED FOOD Sale

SAVE 12¢/300 CAN/MEATY
C.H.B. PORK 'N BEANS
SAVE 12¢/TALL 300 CAN/FLAVORFUL
C.H.B. CHILI BEANS
SAVE 12¢/TALL 300 CAN/HICKORY SMOKED FLAVOR
C.H.B. BAR-B-Q BEANS
SAVE 12¢/TALL 300 CAN/WHITE OR
C.H.B. GOLD HOMINY
SAVE 12¢/TALL 300 CAN/LIGHT OR DARK
C.H.B. KIDNEY BEANS
SAVE 12¢/TALL 300 CAN/GREAT WITH HAM
C.H.B. BLACK EYED PEAS
SAVE 12¢/TALL 300 CAN
C.H.B. PINTO BEANS
SAVE 12¢/TALL 300 CAN/FRESH TASTING
C.H.B. BUTTER BEANS

9 MIX OR MATCH YOUR CHOICE CANS **\$1**

SPRECKEL'S
GRANULATED SUGAR
5 -Lb. Bag

SAVE 6¢

MANN'S/GRAVENSTEIN
APPLE SAUCE FANCY QUALITY TALL 303 CANS **\$1**
SAVE 27¢

DAILY DIET **DOG FOOD** FULL 1-LB. CANS **59¢**
SAVE 30¢

NBC/PLAIN OR SALTED **PREM. CRACKERS** LB. PKG. **33¢**
FULVITA, 30 DAY SUPPLY **30 TABS 99¢**

WALDORF, QUALITY **TOILET TISSUE** 4 ROLLS IN PKG. **37¢**

Van de Kamp's **CHOCOLATE COFFEE TWO-LAYER CAKE** 109 SAVE 20¢ 1 ea.

RENUZIT CLEANING FLUID, Qt.89¢
WISHBONE SALAD DRESSINGS, 8-oz. Btl.39¢
PURINA DOG CHOW, 10-lb. Pkg.\$1.49
PURINA DOG CHOW, 25-lb. Pkg.\$3.39
MIRACLE WHIP SALAD DRESSING, Quart Bottle 59¢
KRAFT PARKAY MARGARINE, 1-lb. Pkg.29¢
JELL-O GELATIN, All Flavors, Small Pkg.4 for 43¢
SMOKEY JOE BAR-B-Q BEANS, 15½-oz. 2 for 39¢
VAN DE KAMP'S N. HALIBUT, 10½-oz. Frz. Pkg. 79¢
VERMONT MAID MAPLE BLEND SYRUP, 12-oz. 37¢
VERMONT MAID MAPLE BLEND SYRUP, 24-oz. 69¢
BISQUICK MIX, 40-oz. Pkg.49¢
GOLD MEDAL FLOUR, 5-lb. Bag59¢
LIPTON INSTANT DRY CHICKEN NOODLE SOUP MIX, 2 Pkg. Carton31¢

BETTER FOOD
VOGEL DETERGENT Giant Pkg. **3**
SAVE 10¢

GOLDEN CROWN
QUALITY BUTTER 1-LB. CTN IN ¼'S **6**

CASE OF 24 BTL'S. \$3.15

DISTILLED FROM 100% GRAPE
RUSOFF V. GRAND MAISON 5th Champagne

1-LB. VACUUM TIN
2-LB. VACUUM TIN
3-LB. VACUUM TIN

Xlnt Hacienda Mex. D.
Xlnt Hacienda Beef E.
Xlnt Hacienda Enchi