

CFR 0137

Mrs. Katheryn E. Heffernan

APPLICATION FOR CENTURY FARM HONORS

Location and size of Farm: The farm is located about 3½ miles N.W. from Jacksonville and consists of about 197 Acres.

Present Owner: Mrs. Katheryn E. Heffernan

Address: Hanleylands, Route 2 Box 401, Ross Lane, Medford, Ore.

Do you live on this farm and farm the land: I live on the land but have it rented at the present time.

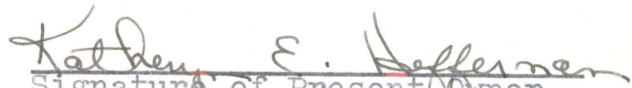
Do you make \$150 a year or more from this Farm?..... Yes.

If you live off this land, do you manage the farm operation?..... I live on the land.

Name and date of first generation owner: Michael Hanley, 17 July 1857.

Brief Description of Farm: Hanleylands is situated in sections 21,22, 27, 28; Township 37-Range 2W. Jackson Creek Flows through it and its East Boundary faces Hanley Road and the North on Ross Lane.

History: The original farm was bought by my Grandfather Michael Hanley from the Clinton & Welton Donation claim. The date of purchase was 13th July 1857 and the property was paid for on 17 July 1857. It has remained in the Hanley family from this date. My father took this land under the will of Michael Hanley, his father, and the property was given to me by my brother Edward B. Hanley Jr. In the fall of 1957 I deeded 28 acres of this land to my son Robert D. Heffernan Jr.

  
Signature of Present Owner  
Katheryn E. Heffernan.

CFR0137

800  
200

11.55  
WARRANTY DEED

82-16920

KNOW ALL MEN BY THESE PRESENTS, That Mary L. Hanley as Grantor, conveys and warrants to The Southern Oregon Historical Society, a non-profit corporation, as Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Jackson County, Oregon, to-wit:

That the property is free from encumbrances except:

Commencing at the Northwest corner of Donation Land Claim No. 67 in Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence South 0° 02' 30" West along the Westerly line of said Claim, a distance of 4484.22 feet to a 1½" iron pipe at the Northeast corner of Donation Land Claim No. 41 in said Township and Range; thence South 0° 06' 20" West 654.12 feet to a 1½" iron pipe; thence South 0° 06' 20" West along the Westerly line of said Claim No. 67, a distance of 3120.0 feet to a ½" iron pipe; thence South 89° 58' 10" East 368.84 feet to a ½" iron pipe, for the true point of beginning; thence North 37° 15' 30" East 999.65 feet to a ½" iron pipe on the Westerly bank of Jackson Creek; thence North 42° 41' 40" East 690.42 feet to a ½" iron pipe; thence North 32° 19' 50" East 47.73 feet to a ½" iron pipe; thence North 2° 31' 40" West 174.34 feet to a ½" iron pipe; thence North 11° 53' 50" West 460.97 feet to a ½" iron pipe; thence North 27° 03' West 227.34 feet to a ½" iron pipe; thence North 5° 31' 20" West 289.91 feet to a ½" iron pipe; thence North 1° 21' 10" West 394.25 feet to a ½" iron pipe; thence North 2° 20' 40" East 274.74 feet to a ½" iron pipe; thence North 89° 39' 30" East 1330 feet, more or less, to the West Boundary Line of Hanley Road (County Road); thence Southerly and Westerly along said West Boundary Line of said County Road 3885 feet, more or less, to the point of beginning.

Reserving unto Grantor a life estate in and to the residence and other structures described in and pursuant to an Agreement between Grantor and Grantee as the same is dated the 22<sup>nd</sup> day of November, 1982, and was recorded on the 23<sup>rd</sup> day of NOVEMBER, 1982, as Instrument No. 82-16918, Official Records of Jackson County, Oregon.

That the property is free from encumbrances except:

1. 1982-83 real property taxes.



2. The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. If the land has become or becomes disqualified for the special assessment under the statute, an additional tax and interest and/or penalty may be levied retroactively.

3. Easement for transmission and distribution of electricity, granted the California-Oregon Power Company, as set forth in Volume 226, Page 369; Volume 334, Page 110; Volume 431, Page 166 and Volume 442, Page 459, Jackson County, Oregon, Deed Records.

4. Easement for construction, maintenance and operation of a pipe line, including the terms and provisions thereof, granted California-Pacific Utilities Company, by instruments recorded in Volume 544, Page 329, Jackson County, Oregon, Deed Records.

5. Rights of the public in and to any portion of the herein described property lying within the boundaries of streets, roads and/or highways.

6. Easement for transmission and distribution of electricity, granted the Pacific Power and Light Company, as set forth in Document No. 74-11635, Official Records of Jackson County, Oregon.

The true consideration for this conveyance is \$0.00.

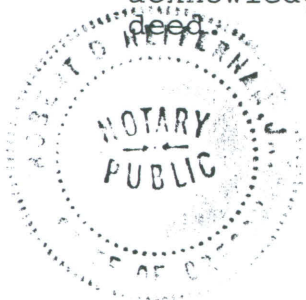
Dated this 22<sup>nd</sup> day of NOVEMBER, 1982.

Mary L. Hanley  
Mary L. Hanley

STATE OF OREGON        )  
                                  )    ss.  
County of Jackson     )

Personally appeared the above named Mary L. Hanley and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:



Robert D. Heffner  
NOTARY PUBLIC for Oregon  
My Commission expires: 10-22-86

Jackson County, Oregon  
Recorded  
OFFICIAL RECORDS

11:55 NOV 23 1982 A.M.

WALDENE TERRY  
CLERK and RECORDER

By Betty Key Deputy

LAW OFFICES OF  
PIAZZA & PIAZZA  
221 WEST MAIN STREET, SUITE 1  
MEDFORD, OREGON 97501  
TELEPHONE (503) 772-5229

A. E. (GENE) PIAZZA  
EUGENE J. PIAZZA

HELEN M. FAUST  
CERTIFIED LEGAL ASSISTANT

December 16, 1994

Mr. Samuel Wegner  
Executive Director  
Southern Oregon Historical Society  
106 North Central Avenue  
Medford OR 97501

RE: SOHS - Heffernan

Dear Mr. Wegner:

Enclosed is the original Agreement Fixing Boundary Line which was recorded on December 7, 1994, as Instrument No. 94-43158. I am forwarding a photocopy to Mr. and Mrs. Heffernan, Jr.

Very truly yours,



Helen M. Faust, PLS, CLA

hf

Enc.

CC: Mr. and Mrs. Robert D. Heffernan, Jr.

10:02  
30.00  
20.00

AGREEMENT FIXING BOUNDARY LINE

This agreement made and entered into this 21st day of November, 1994 by and between Robert D. Heffernan, Jr. and Patricia E. Heffernan, hereinafter referred to as Heffernan and The Southern Oregon Historical Society, hereinafter referred to as S.O.H.S.

W I T N E S S E T H

Whereas, Heffernan is the owner of certain real property located in Jackson County, Oregon, and described in Exhibit "A" attached hereto and by this reference made a part hereof, and

Whereas, S.O.H.S. is the owner of certain real property immediately adjoining the property of Heffernan and described in Exhibit "B" attached hereto and by this reference made a part hereof, and

Whereas, there is now and has been a long standing fence separating the property of the parties hereto, and which has been accepted as the common boundary line which said fence line has been recently surveyed as set forth in Exhibit C attached hereto, and by this reference made a part hereof.

Now, therefore, for good and valuable consideration the parties hereto hereby agree as follows:

1. The boundary line between the property of Heffernan described in Exhibit "A", and the property of S.O.H.S. described in Exhibit "B," is hereby established in accordance with the description set forth in Exhibit "C" attached hereto and by this reference made a part hereof.

2. Heffernan grants and conveys to S.O.H.S. any interest Heffernan may have in the real property lying westerly of Hanley (County) Road and southerly of said boundary line, and S.O.H.S. grants and conveys to Heffernan any interest S.O.H.S. may have in the property lying northerly of said boundary line.

AFTER RECORDING RETURN TO:  
A. E. Piazza  
Attorney at Law  
221 W. Main, Suite 1  
Medford, OR 97501

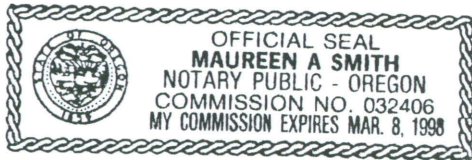




94-43158

STATE OF OREGON            )  
                                          ) ss.  
County of Jackson        )

Personally appeared before me this 21st day of NOVEMBER, 1994, the above named MARTRIE H. NICHOLS, Secretary of The Southern Oregon Historical Society and acknowledged the foregoing to be his/her voluntary act and deed.



Maureen A. Smith  
Notary Public for Oregon  
My Commission Expires: 3/8/98



TRACT 1: Beginning at a stake on the west line of Donation Land Claim No. 67 in Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon, situated 39.25 chains South of the northwest corner of said Claim; thence East 43.30 chains to the east line of Donation Land Claim No. 60, said Township and Range, thence South, along said east line, 25.10 chains to the southwest corner of Donation Land Claim No. 69, said Township and Range; thence East 1.67 chains to the east-northeast corner of said Donation Land Claim No. 68; thence South, along the east line of said Claim No. 68, a distance of 13.62 chains; thence West 45.00 chains to the west line of said Donation Land Claim No. 67; thence North, along said line, 38.73 chains to the point of beginning. EXCEPTING THEREFROM the following: Commencing at the northeast corner of Section 21 in Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon, thence West, along the center of the County Road, 1840.0 feet, more or less, to the northwest corner of tract described in deed recorded in Volume 209 page 166 of the Deed Records of Jackson County, Oregon, for the true point of beginning; thence South, along the west line of said tract, 2090.0 feet, more or less, to the northerly edge of a slough or drainage ditch; thence Northeasterly, along the northerly edge of said slough, 1275.0 feet; thence North 755.0 feet; thence West 585.0 feet; thence North 630.0 feet to the center of the County Road; thence West 345.0 feet to the true point of beginning. ALSO, EXCEPTING THEREFROM that portion conveyed to Jackson County, a political subdivision of the State of Oregon, by deed recorded in Volume 225 page 439 of the Deed Records of Jackson County, Oregon. ALSO, EXCEPTING THEREFROM any portion lying within the following described tract: Commencing at the east-northeast corner of Donation Land Claim No. 68 in Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon, thence South 0°05'30" East, along the east line of said Claim, a distance of 758.60 feet to a 5/8" iron pin for the true point of beginning; thence continue South 0°05'30" East, along the east line of said Claim, a distance of 560.13 feet to a 5/8" iron pin; thence North 45°05'30" West 141.42 feet to a 5/8" iron pin; thence North 0°05'30" West 460.06 feet to a 5/8" iron pin; thence North 89°52' East 100.00 feet to the true point of beginning.

TRACT 2: Beginning at a point on the east side of the County Road, 6316.2 feet South and 2085.0 feet East of the northwest corner of Donation Land Claim No. 67 in Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence East 885.0 feet; thence South 809.16 feet; thence West 825.0 feet; thence South 1144.44 feet; thence West 1714.8 feet to the said east line of the County Road; thence North 39°55' East, along said east line, 2547.0 feet to the point of beginning.

TRACT 3: Commencing at a point on the west line of Donation Land Claim No. 67 in Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon, from which the northwest corner of said Claim bears North 77.98 chains; thence East 2670 feet, to a point which is 100 feet West of the east line of Donation Land Claim No. 68, said point being on the west line of that tract of land described in Volume 585 page 361 of the Deed Records of Jackson County, Oregon, for the true point of beginning; thence South 0°05'30" East 319.74 feet, more or less, to the most westerly south corner of said tract, to a 5/8" iron pin; thence South 45°05'30" East 141.42 feet to a 5/8" iron pin on the east line of said Donation Land Claim No. 68; thence South along said east line 749.71 feet, more or less, to the northeast corner of that tract of land described as Tract B in Document No. 78-25572 of the Official Records of Jackson County, Oregon; thence West along the north line of said Tract B, 885.0 feet, more or less, to the east boundary line of Hanley Road (County Road); thence Northeasterly and North along said East line of said County Road to a point that is West of the point of beginning; thence East 250 feet, more or less, to the point of beginning.

TRACT 4: Commencing at the northeast corner of Section 21, Township 37 South, Range 2 West, of the Willamette Meridian in Jackson County, Oregon, thence West along the center of the County Road 1840 feet, more or less, to the northwest corner of the property described in Volume 209 page 166 of the Deed Records of Jackson County, Oregon, for the true point of beginning; thence South along the west line of the property described in said volume and page of said Deed Records, 2090 feet, more or less, to the northerly edge of a slough or drainage ditch; thence Northeasterly along the northerly edge of said slough, 1275 feet; thence North 755 feet; thence West 585 feet; thence North 630 feet, more or less, to the center of the County Road; thence West 345 feet, more or less, to the point of beginning.

Commencing at the Northwest corner of Donation Land Claim No. 67 in Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence South  $0^{\circ} 02' 30''$  West along the Westerly line of said Claim, a distance of 4484.22 feet to a  $1\frac{1}{2}$ " iron pipe at the Northeast corner of Donation Land Claim No. 41 in said Township and Range; thence South  $0^{\circ} 06' 20''$  West 654.12 feet to a  $1\frac{1}{2}$ " iron pipe; thence South  $0^{\circ} 06' 20''$  West along the Westerly line of said Claim No. 67, a distance of 3120.0 feet to a  $\frac{1}{2}$ " iron pipe; thence South  $89^{\circ} 58' 10''$  East 368.84 feet to a  $\frac{1}{2}$ " iron pipe, for the true point of beginning; thence North  $37^{\circ} 15' 30''$  East 999.65 feet to a  $\frac{1}{2}$ " iron pipe on the Westerly bank of Jackson Creek; thence North  $42^{\circ} 41' 40''$  East 690.42 feet to a  $\frac{1}{2}$ " iron pipe; thence North  $32^{\circ} 19' 50''$  East 47.73 feet to a  $\frac{1}{2}$ " iron pipe; thence North  $2^{\circ} 31' 40''$  West 174.34 feet to a  $\frac{1}{2}$ " iron pipe; thence North  $11^{\circ} 53' 50''$  West 460.97 feet to a  $\frac{1}{2}$ " iron pipe; thence North  $27^{\circ} 03'$  West 227.34 feet to a  $\frac{1}{2}$ " iron pipe; thence North  $5^{\circ} 31' 20''$  West 289.91 feet to a  $\frac{1}{2}$ " iron pipe; thence North  $1^{\circ} 21' 10''$  West 394.25 feet to a  $\frac{1}{2}$ " iron pipe; thence North  $2^{\circ} 20' 40''$  East 274.74 feet to a  $\frac{1}{2}$ " iron pipe; thence North  $89^{\circ} 39' 30''$  East 1330 feet, more or less, to the West Boundary Line of Hanley Road (County Road); thence Southerly and Westerly along said West Boundary Line of said County Road 3885 feet, more or less, to the point of beginning.

EXHIBIT "B"

5



Commencing at the Northeast corner of Donation Land Claim No. 41, Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence East, 1228.40 feet; thence South, 644.97 feet to the TRUE POINT OF BEGINNING (from which a 5/8" rebar with yellow cap found set for the Northwest corner of tract described in Instrument No. 82-16920, Official Records, bears South 2° 20' 40" West, 1.90 feet); thence South 89° 00' 02" East, 45.85 feet to a 5/8" rebar with red plastic cap; thence North 89° 24' 07" East, 67.96 feet to a 5/8" rebar with red plastic cap; thence North 89° 34' 55" East, 326.60 feet to a 5/8" rebar with red plastic cap; thence North 89° 57' 35" East, 50.86 feet; thence North 89° 20' 50" East, 173.48 feet; thence North 88° 59' 39" East, 81.87 feet to a 5/8" rebar with red plastic cap; thence North 89° 14' 41" East, 182.94 feet to a 5/8" rebar with red plastic cap; thence South 88° 45' 29" East, 170.00 feet to a 5/8" rebar with red plastic cap; thence North 87° 33' 58" East, 43.93 feet to a 5/8" rebar with red plastic cap; thence South 89° 04' 31" East, 218.97 feet; thence South 84° 59' 05" East, 13.74 feet to a 5/8" rebar with red plastic cap (from which the Southwest corner of Donation Land Claim NO. 69 bears North 16° 31' 44" East, 892.40 feet); thence continue South 84° 59' 05" East, a more-or-less distance of 20 feet to intersect the Westerly right-of-way line of Hanley (County) Road and there terminating.

Jackson County, Oregon  
Recorded  
OFFICIAL RECORDS

10:02 DEC 07 1994 A M.

KATHLEEN S. BECKETT  
CLERK and RECORDER

By Jay Ramirez Deputy

EXHIBIT "C"

6-