

CFR 0890

Mr. Howard Bingaman

CFR 0890

UNION CITY

Rec'd 4/30/93
APK 5/11/93

APPLICATION FOR CENTURY FARM HONORS

Deadline for Filing Application - May 1, 1993

(Please type or print)

Telephone #: Redacted for Privacy

Your Name (Mr., Mrs., Ms., Miss) Mr. Howard Bingaman

Your Address Redacted for Privacy
Street, Route or Box # _____ City _____ Zip Code _____

Location of Farm Redacted for Privacy

To qualify as a Century Farm, a farm must have no fewer than 10 acres with a gross income from farm use of not less than \$500 per year for three out of the five years immediately preceding application for Century Farm honors.

Does your farm meet this qualification? Yes

Name of family member who was founder or original owner of farm: J.L. McKinnis

Founder gained ownership of farm in (Year) 1872: 1873: 1889
(ATTACH VERIFYING DOCUMENTATION, See Rule 9).

Founder came to Oregon from Iowa in the year 1863

Who farms the land today? Shawn Bingaman (Howard's Grandson)

Relationship to original owner Great-Great Grandson

Are any of the original buildings still in use? No

If yes, which ones? _____

If you know crops or livestock raised on farm one hundred years ago, please list: wheat, hay, oats, cattle

What do you raise on the farm today? wheat, barley, bluegrass, hay

How many generations live on the farm today? One

Please list names: Howard and Arla Bingaman

Do you declare that the statements made above are accurate and correct to the best of your knowledge? Yes

Howard Bingaman
Signature of Owner

Please return forms to: Century Farm Program
Oregon Historical Society
1200 S. W. Park Avenue
Portland, OR 97205-2483

STATEMENT FORM

I, Howard A. Bingaman,
(Print Full Name)

hereby affirm and declare that the farm which I own at
Redacted for Privacy,
(Full Address)

in Union County,
shall have been owned by my family as specified in Rule 2 of the
RULES FOR 1993 CENTURY FARM PROGRAM for at least one hundred
years by no later than December 31, 1993.

Howard Bingaman
Signature

- - - - - Acknowledgement (for use of Notary Public) - - - - -

STATE OF OREGON

County of Union

BE IT REMEMBERED, That on this 26th day of April,
1993, before me, the undersigned, a Notary Public in and for

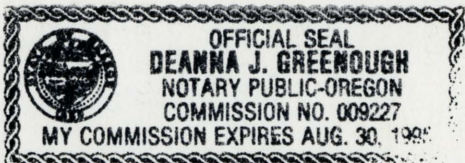
said County and State, personally appeared the within named
Howard Bingaman

known to me to be the identical individual described in and who
executed the within instrument and acknowledged to me that He
executed the same freely and voluntarily.

In Testimony Whereof, I have
set my hand and affixed my
official seal the day and
year last above written.

Deanna J. Greenough
Notary Public for Oregon

Commission Expires 8/30/95



4-26-93

Dear Ron,

I hope you find all the needed papers with this application for Century Farm.

J.S. McKinnis came to the Grande Ronde Valley from Iowa in 1863. He eventually owned several farms at the north end of the Valley. He was also a partner in the flour mill located in Imbler.

My son Shawn is the sixth generation to farm ~~the~~ ground

Howard has submitted to you program.

Howard retired two years ago at the age of 68. And he still helps Shawn when an extra hand is needed.

If you need more information please call.

Thank you.

Sincerely,
Rally Bingham

The State of Oregon to J L McKinnis

State of Oregon

In consideration of Three Hundred Dollars paid to the Board of Commissioners for the Sale of School Lands, The State of Oregon doth grant, bargain sell and convey unto J L McKinnis his Heirs and Assigns the following described premises to wit: South Half (S¹/₂) of the South West one fourth (SW¹/₄) Section Five (S5) and the North West one fourth (NW¹/₄) Section Eight (S8) in Township One (T1) South Range Thirty nine (SR39) East In Union County State of Oregon, containing Two Hundred and forty Acres approved State Lands (240)

To have and to hold the Said premises, with their appurtenances unto the Said J L McKinnis his Heirs and assigns forever.

And that the State will warrant and defend the Same from all lawful claims whatsoever

Seal of the State of Oregon
 Witness the Seal of the State affixed
 of this 13th day of June 1871
 J L Grover
 Governor

S H Chadwick
 Secretary
 J Fleckner
 Treasurer

Recorded June 2^d 1872
 J M Black
 County Clerk

Isaac Copeland and Wfe to John L. McKinnis

This Indentured Witnesseth, That Isaac Copeland and Margaret E. Copeland his wife for the consideration of the sum of Seventy Three dollars to them paid have bargained and sold and by these presents do bargain sell and convey unto John L. McKinnis the following described premises, to wit;

South half of the North East quarter and the North half of the South East quarter of Section Six Township one South Range Thirty Nine East of the Willamette Meridian in the County of Union and State of Oregon containing one hundred and sixty acres.

To Have and to Hold the said premises with their appurtenances unto the said John L. McKinnis

Filed for Record
April 12th, 1888

W. McKinnis
County Clerk

his heirs and assigns forever. And the said Isaac Copeland and Margaret E. Copeland do hereby covenant to and with the said John L. McKinnis his heirs and assigns that they are the owners in fee simple of said premises; that they are free from all encumbrances and that they will warrant and defend the same from all lawful claims whatsoever except the State of Oregon.

In Witness Whereof We have hereunto set our hand and seal this 28th day of April A.D. 1873.

Done in presence of
Sarah M. Schaw
D. J. Woodward

Isaac Copeland {seal}
Margaret E. Copeland {seal}

State of Oregon }
County of Union } ss. On this the 28th day of April A.D. 1873 personally came before me a Justice of the Peace in and for said County the within named Isaac Copeland and Margaret E. Copeland his wife to me personally known to be the identical persons described in and who executed the within instrument and acknowledged to me that they executed the same freely for the uses and purposes therein named. And the said Margaret E. Copeland on examination separate and apart

from her said husband acknowledged to me that she executed the same freely and without fear or compulsion from anyone.

Witness my hand and seal this 28th day of April A.D. 1873.

D. J. Woodward {seal}

Isaac Copeland and wife to J. L. McKinnis

Dec 26 1889

Recorded
in 26th 1889
at
4 o'clock P.M.

Know all Men by these Presents, That Isaac Copeland and Margaret E. Copeland, in consideration of Three thousand Dollars and one hundred Dollars to us paid by J. L. McKinnis County Clerk do hereby grant, bargain, sell and convey to said J. L. McKinnis and his heirs and assigns forever the following described parcel of

real estate, to-wit: The South one half of the South East quarter Section of Section six (6) and the North one half of the North East quarter Section of Section seven (7) Township One (1) South Range Thirty nine (39) East Willamette Meridian, consisting of One hundred and sixty (60) acres more or less and situate in the County of Union, State of Oregon. Together with the tenements, hereditaments and appurtenances thereto belonging, or in any wise appertaining; and also all our estate, right, title and interest, at law and equity therein or thereto including dower and right of dower. To have and to hold the same to the said J. L. McKinnis his heirs and assigns forever, (And we and our heirs do covenant with the said J. L. McKinnis and his legal representatives forever, that the said real estate is free from all incumbrances and that we will and our heirs Executors and Administrators shall warrant and defend the same to the said J. L. McKinnis and his heirs and assigns forever against the lawful claims and demands of all persons whosoever.

In Witness Whereof, We have hereunto set our hand and seal ^{tho} 23rd day of May A.D. 1889

Signed in presence of)
Thos J. Fish)

Isaac Copeland [Seal]
Margaret E. Copeland [Seal]

State of California)
County of Alameda) ss

On this 23rd day of May A. D. one thousand and eight hundred and eighty

nine before me Chas T. Boardman County Clerk and
ex-officio Clerk of the Superior Court, in and for said
County of Alameda, personally appeared Isaac Copeland
whose name is subscribed to the annexed instrument, known
to me to be the person described in and who executed the
said instrument and he acknowledged to me that he execu-
ted the same.

In Witness Whereof, I have hereunto set my hand and affixed
the seal of said Superior Court, at my office in the City
of Oakland, County of Alameda the day and year in this cer-
tificate first above written.

Seal of the
Superior Court

Chas T. Boardman
County Clerk and Clerk of the Super-
ior Court of Alameda Co.

State of California }
County of Alameda } ⁵⁵ On this 23rd day of May A. D. one
thousand eight hundred and eighty nine before me to have
J. Boardman, County Clerk and ex-officio Clerk of the
Superior Court in and for said County of Alameda,
personally appeared Margaret E. Copeland proved to me
on the oath of Theo J. Fish to be the person whose name
is subscribed to the annexed instrument, described as a married
woman, and upon examination without the hearing of
her husband I made her acquainted with the contents
of the instrument, and she acknowledged to me that
she executed the same, and that she does not wish to re-
tract such execution

In witness whereof, I have hereunto set my hand and aff-
ixed the seal of said Superior Court, at my office, in the
City of Oakland in said County, the day and year in this
certificate first above written.

J. Boardman
County Clerk and Clerk of

Seal of the
Court

subscribed our names and affixed our seals, on this the day of December, 1927.

J. L. McKinnis' Son James McKinnis, (seal).
Stella Lee, (seal).
Hannah Davidhizar, (seal).
Herschel McKinnis, (seal).
Frank McKinnis, (seal).
Beatrice H Hug, (seal).
Clement L. McKinnis, (seal).
Ina Bingaman, (seal).
Rose Bade, (seal).
Thomas McKinnis, (seal).
Legatees of
John L. McKinnis, deceased.

Filed with the said waiver is a receipt showing that Stella Lee received notes to value of \$1,000.00, dated March, 1928.

Receipt of the heirs for personal chattels in bulk, filed 15th. May, 1928.

Final account of the executors filed 24th. day of March, 1928, which shows that all expenses, including expenses of last sickness and funeral of said deceased, all legacies and bequests except to the ten children as shown by waiver herein, have been fully paid and that said estate is ready for settlement and closing.

On the 24th. day of March, 1928, the Court made and entered in Probate Journal "P" at page 356 thereof, its order setting the 1st. day of May, 1928, at 10 o'clock A. M. at the County Court Room in La Grande, Oregon, as the time and place for hearing objections to said final account and for the settlement of said estate, and that notice thereof be given according to law.

Affidavit of publication of Notice of Final Settlement, filed 1st. May, 1928, which recites as follows, to-wit:-

State of Oregon,)
County of Union,) ss.

I, Fred B. Currey, being first duly sworn, say:- I am the printer of the La Grande District News, a weekly newspaper of general circulation published at the City of La Grande, in Union County, Oregon; that the Notice of Final Account, a copy of which

1967/50



KNOW ALL MEN BY THESE PRESENTS, That JAMES McKINNIS and FLORENCE McKINNIS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HOWARD A. BINGAMAN and ARLA L. BINGAMAN, husband and wife,

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Union and State of Oregon, described as follows, to-wit:

IN TOWNSHIP 1 SOUTH, RANGE 39 EAST OF THE WILLAMETTE MERIDIAN

Section 5: The west thirty-one rods of the southwest quarter of southwest quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$);

Section 6: The south half of northeast quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$) and the entire southeast quarter (SE $\frac{1}{4}$);

Section 7: The north half of northeast quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$);

Section 8: Commencing at the northwest corner of said Section 8; running thence East 31 rods; thence South 23 rods and 3 feet; thence West 31 rods; thence North 23 rods and 3 feet to the place of beginning; together with a permanent right of way with rights of ingress and egress to the said James McKinnis and to his heirs, successors and assigns, over and across the said northwest quarter of Section 8, said township and range, to the public highway.

Containing 340 acres, more or less; SUBJECT TO easements for roads, irrigation ditches and utilities as same appear of record or exist.

All situate in the County of Union, State of Oregon.

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$100,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

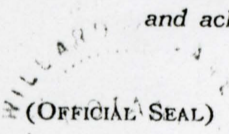
In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 21 day of August, 1970.

Handwritten signatures of James M. McKinnis and Florence M. McKinnis.

STATE OF OREGON, County of Union) ss. May August 21, 1970. Personally appeared the above named James McKinnis and Florence McKinnis, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Notary Public for Oregon. My commission expires 9/26/72.



NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

JAMES McKINNIS
FLORENCE McKINNIS
TO
HOWARD A. BINGAMAN
ARLA L. BINGAMAN

AFTER RECORDING RETURN TO
BURLEIGH, CAREY & GOODING
P. O. Box 1025
La Grande, Oregon 97850

98525

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON, County of Union ss.

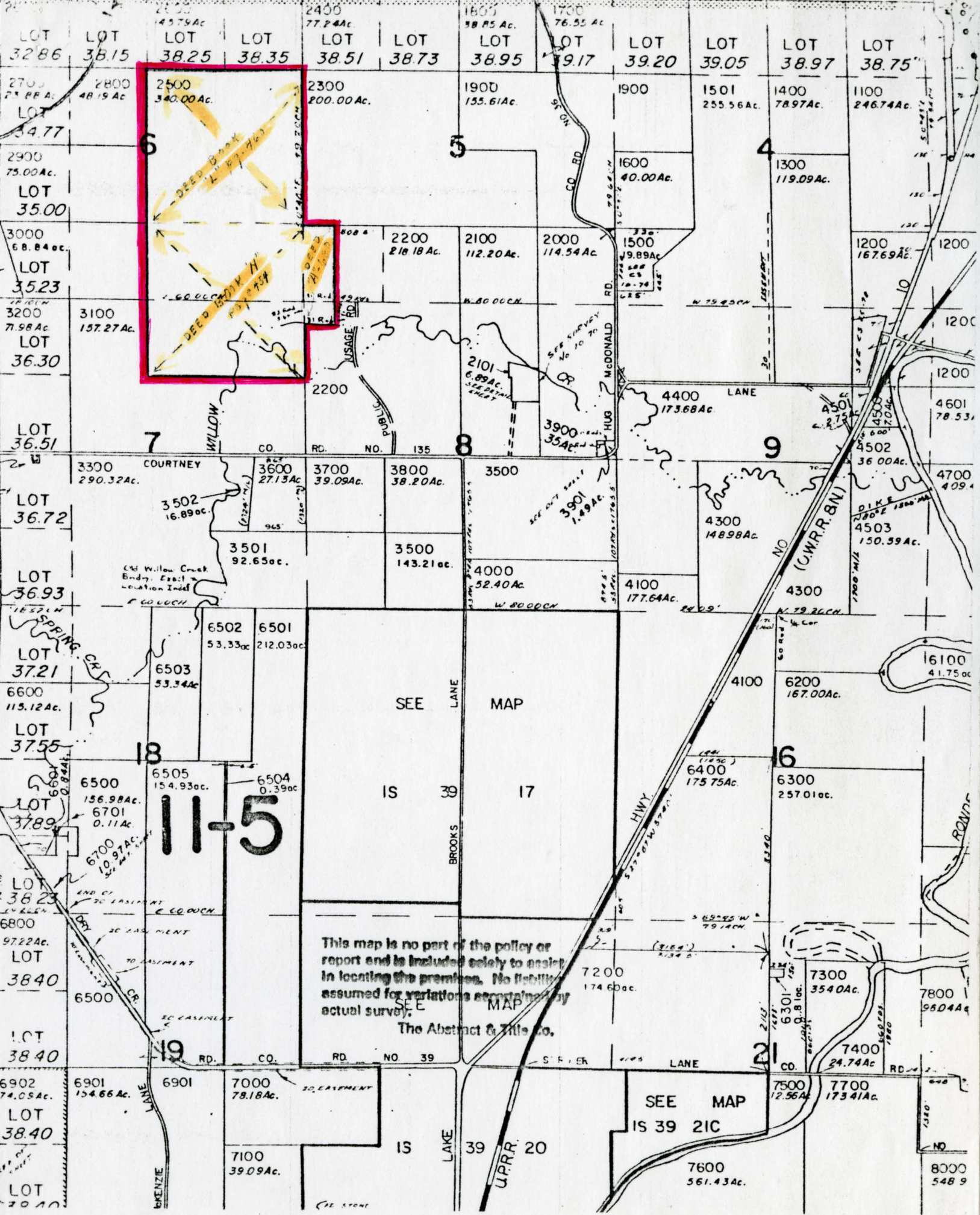
I certify that the within instrument was received for record on the 3 day of Feb, 1981, at 4:30 o'clock P.M., and recorded in book on page Record of Deeds of said County.

Witness my hand and seal of County affixed.

Co Clerk Title.
By Donna Troy Deputy

No.

AT# 23877



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This map is no part of the policy or report and is included solely to assist in locating the premises. No liability assumed for variations appearing on actual survey.

The Abstract & Title Co.

SEE MAP IS 39 21C

7600 561.43Ac.

8000 548.9