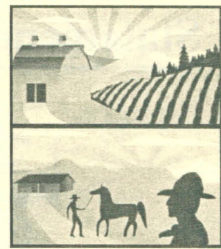


CFR 1060

Joseph H. Elmore, Barbara H. (Neidermeyer) Elmore, Alicia D. (Elmore) Hogan



Century Farm & Ranch Program Application

Date June 25, 2003

Type of designation (please check) Century Farm Century Ranch

Legal owner's name Alicia D (Elmore) Hogan, Joseph H. Elmore & Barbara A (Elmore) Niedermeyer
(Please attach contact information if other than legal owner)

Mailing address Barbara at Redacted for Privacy

Telephone Redacted for Privacy E-mail address Redacted for Privacy

County Jackson Location of farm or ranch (distance from nearest town) Redacted for Privacy
Redacted for Privacy

Township 38 Range 4 W Section 32

Original family owner(s) or founder(s) C. H. Elmore

Date (year) this farm or ranch was acquired by founder(s) 1903 Feb 4 & Dec 30.
(Attach verifying documentation, see qualification #7)

Founder(s) came to Oregon from Neligh Nebraska

Who farms or ranches the land today? Members of The Elmore Family

Relationship to original owner (See qualification #5, please explain lineage) Great grandchildren

Are any of the original buildings still in use? Yes No Listed on National Register? Yes No

If yes, please describe Original house burned Jan 1943 & original barn collapsed 2002

History of crops or livestock raised on farm or ranch dairy & swine, Hereford beef, Sheep, Angus cattle

What is raised on the farm or ranch today? Sheep + Angus Cattle, hay and sometimes grain

How many generations live on the farm or ranch today? 2

Please list names and birth years Barbara A (Elmore) Niedermeyer, 1958, Husband Robert O. Niedermeyer 1956, Joshua I (1980) & Tyler (1982) O. Morrison & Elizabeth A. Niedermeyer Beryl A. Elmore (1915) (LE)

Please submit two or three pages of family history narrative, including, but not limited to generational transfers of the farm or ranch. You are also encouraged to submit photos of the property.

Statement of Affirmation

I, Beryl A. Elmore^{LE} + Barbara A. (Elmore) Niedermeyer
 hereby affirm and declare that the farm or ranch which I own at Redacted for Privacy
Redacted for Privacy,
 in the County of Jackson,
 shall have been owned by my family for at least 100 continuous years, as specified in the qualifications for the Century Farm & Ranch Program, on or before December 31 of the current calendar year. Further, I hereby affirm that this property meets all other requirements for Century Farm or Century Ranch honors, including that the farm or ranch has a gross income from farming or ranching activities of not less than \$1,000 per year for three out of the five years immediately preceding making this statement. I understand that the application materials will become property of the Oregon Historical Society Library and be made available for public use.

Beryl A. Elmore (LE) + Barbara A. Niedermeyer 6-25-03
 Signature of Owner Date

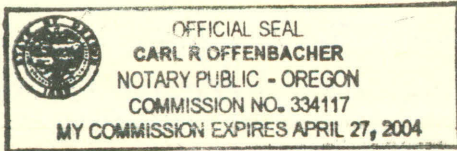
Certification by Notary Public

State of Oregon
 County of JACKSON

Be it remembered, that on this 25 day of JUNE, 2003; before me, the undersigned, a Notary Public in and for said county and state, personally appeared the within named

BERYL A. ELMORE + BARBARA A. NIEDERMEYER, known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that THEY 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.



[Signature]
 Notary Public for Oregon

My Commission Expires APRIL 27 2004

all the
 kids →
 See
 note
 inclosed

Fees	
Application Fee (includes one certificate)	\$ <u>50.00</u>
Additional Certificates (\$15 each) (<u>7</u>)	\$ <u>105.00</u>
Total enclosed	\$ <u>155.00</u>

Make checks payable to
 Oregon Agricultural Education Foundation or OAEF

For office use only

Date Received _____

Approved? Yes No

Authorization _____
 Century Farm and Ranch Project Coordinator

OHS Library

MSS 1604 Program ID No. _____

C. H. ELMORE FAMILY HISTORY

The C. H. Elmore Family, wife Pauline, and five (5) children, Joseph; C. Herbert II; Grace; Elizabeth; and Dorothy moved from Neligh, Nebraska in 1900 to Jackson County Oregon.

In 1903 C. H. Elmore bought one hundred sixty (160) acres from A.W. and Henreitta Shearer, on Steamboat Road, that was later named Thompson Creek Road, in Applegate, Oregon. The legal description for this property is N $\frac{1}{2}$ of SW $\frac{1}{2}$, NW $\frac{1}{4}$ of SE $\frac{1}{4}$, SW $\frac{1}{4}$ of NE $\frac{1}{4}$, of Section 32, Township 38 S, Range 4W of the Willamette Meridian. The ranch is located three (3) miles South of the Applegate Store. The Applegate Store is located twenty-one (21) miles from both Medford and Grants Pass on Highway 238. The family moved onto the property in February 1903.

He bought forty (40) acres more on December 21, 1903 from Edgar H. Knutzen. The legal description for this property is NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 31, Township 38 S, Range 4W of the Willamette Meridian. This makes a total of two hundred (200) acres.

C. H. died on February 4, 1908, with no will and only his name on the deed. A daughter was born in September 1908, named Jennie.

On May 25, 1908, C. Herbert Elmore II age 21 was named Administrator for the Estate. The six (6) children had to be identified with special papers for Jennie and the final papers were filed on December 9, 1921.

The family ran a dairy and raised pigs. They separated the milk; they sold the cream and fed the skim milk to the pigs.

C. Herbert II married Bessie B. Robinson in April 1910, and had a son, C. H. III a year later on April 5, 1911.

C. Herbert II worked the ranch with the family and his wife Bessie. They had a daughter that was born in September 1915.

In the early 1920's Pauline and the rest of the family moved to the Yoncalla, Oregon area, but C. Herbert II, Bessie and children stayed on the ranch. They added a few Hereford Cattle but found they liked to stray, so they soon sold them.

Over a few years C. Herbert II and Bessie bought the shares of the ranch from the rest of the family.

In 1936, electric power came to Thompson Creek. Every one who wanted to get power had to dig five (5) holes for the poles in the spots designated.

Also in 1936, C. Herbert and Bessie bought fifty-five (55) acres that bordered the ranch on the south, from Horace Blevins.

In 1936, sheep were purchased and a special barn was built for them. The sheep were a partnership of C. Herbert II and C. H. III. The pigs and dairy were still on the place.

In 1937, C. H. III bought forty (40) acres that also bordered (both the Bliven's place and the Home place) making two hundred ninety five (295) acres total, owned by Elmore's.

In 1938, C. H. III married Beryl A. Brockway and moved to the ranch in Applegate in 1939.

In 1941 they bought a five (5) acre strip bordering the Bliven's place on the East. This made the total an even three hundred (300) acres, for C. Herbert II and C. H. III.

The original house burned in January 1943. C. Herbert II and Bessie cut some timber and had it sawed into lumber. They stacked it to dry and in 1950 found a small planer mill and had it planed. They moved into a new house in January 1951.

From the time of original Elmore purchase, until 1949 the farm power was horses, along with family members.

In 1949, C. H. III bought a tractor and equipment to take the place of horses. This made operations much easier. On February 24, 1949, C. H. III and Beryl bought the farm of two hundred fifty five (255) acres from C. Herbert II and Bessie but left ten (10) acres in their name with a Life Estate.

The two hundred fifty five (255) acres belonging to C. Herbert II and Bessie added to the forty-five (45) acres owned by C. H. III and Beryl brought the ranch acreage to three hundred (300) acres.

C. Herbert II and Bessie had sold the dairy cows before selling to C. H. III and Beryl.

C. Herbert Elmore II died in January of 1961 and Bessie B. Elmore died in November 1981. Bessie had lived her entire married life and until her death on the ranch, on the original acreage.

C. H. III and Beryl added Angus Cattle as a result of their kids 4 - H projects, to the sheep and pigs already on the ranch.

C. H. III and Beryl A. Elmore had seven children; Charles H. IV; Truman S.; Russell R.; Michael E.; Alicia D.; Joseph H.; and Barbara A.. In 1957, they bought an additional three hundred twenty (320) acres, which borders the original Elmore place on the North. This is known as the Kubli Place. It was deeded to Charles H. IV; Truman S.; Russell R.; and Michael E. in February 1974, with C. H. III and Beryl having a Life Estate.

The original ranch plus the Blivens' place was deeded to Alicia D. (Elmore) Hogan, Joseph H. Elmore and Barbara A. (Elmore) Niedermeyer, in February 1974, all children of C. H. III and Beryl with a Life Estate.

C. H. III died on June 13, 1988 so the Life Estate only includes Beryl at the present time.

The ten (10) acres that C. Herbert II and Bessie had as a Life Estate was deeded to Alicia D. Hogan and Barbara A. Niedermeyer on September 14, 1988 with Beryl Elmore having a Life Estate.

Living on the ranch's original acres, at the present time are Robert O. Niedermeyer, age 46; Barbara A. (Elmore) Niedermeyer, age 44; Joshua I. Morrison, age 22; Tyler O. Morrison, age 21; and Elizabeth A. Niedermeyer, age 15

They take care of the sheep and Beryl helps whenever she can, especially during lambing season, as the bummer lambs need extra care.

The original barn (over 100 years old) collapsed in 2002. Because of the drought the last few years it had no hay in it. Even the braces put in a few years ago weren't sufficient.

The special barn for sheep, built in 1936, only held their hay. The hay for the cattle is stored on the other place, (Kubli). So far no new barn has been built on the 100-year-old acreage.

Beryl A. Elmore has a Life Estate on both ranches. On July 1, 2003 she will be 88 years old. The late C. H. III and Beryl have 26 Grand children and 27 Great Grand children at the present time.

Beryl A. Elmore compiled this information in June 2003.

We would like to receive seven (7) additional certificates, one for each of Beryl's children, for a total of eight (8). The money is enclosed.

If there is an additional cost for shipping please let us know. Also one of the children lives in Salem so we could make arrangements for him to pick them up.

If you have any questions you can call Barbara Niedermeyer's home at Redacted for Privacy

Thank you for your time spent in the review process.

Beryl A. Elmore and Barbara A. Niedermeyer

Redacted for Privacy



2003
Beryl Elmore
BARBARA Elmore Niedermeyer

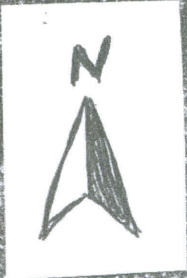
2003-
Beryl Elmore
Barbara Elmore Niedermeyer

2003
Barbara Elmore
Niedermeyer
Beryl Elmore

Legal description for property
of C. H. Elmore I , 1903
N 1/2 of SW 1/2 , NW 1/4 of SE 1/4 ,
SW 1/4 of NE 1/4 , of Section 32,
Township 38 S, Range 4 W of
Willamette Meridian

BLM

NE 1/4 of SE 1/4 of Section 31,
Township 38 S, Range 4W of
Willamette Meridian



48/604

Edgar H. Knutzen et ux
TO

C. H. Elmore

KIND OF INSTRUMENT

Deed
CONSIDERATION

\$ 150.00

STATE OF OREGON,

County of Jackson, } ss.

I hereby certify that the annexed instrument of writing
was received and filed for record at 3, 20 o'clock P.M.,
on the 30th day of December 1903

Peter Applegate
County Recorder.

By Walter Applegate Deputy.

THIS INDENTURE, made the 21st day of December in the year of our Lord one thousand nine hundred and three between Edgar H. Knutzen and Emma Knutzen his wife, of the County of Colusa and State of California the parties of the first part, and C. H. Elmore of Jackson County State of Oregon, the party of the second part, witnesseth; That the said parties of the first part, for and in consideration of the sum of One Hundred and fifty Dollars, Gold Coin of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, and sold, conveyed and confirmed, and by these presents do grant, bargain, and sell, convey and confirm unto the said party of the second part, and to his heirs and assigns, all that certain lot, piece or parcel of land, situate, lying and being in the County of Jackson, State of Oregon, and bounded and particularly described as follows, to-wit:

The North east quarter (1/4) of the South East quarter (1/4) of Section Thirty One (31) in Township Thirty Eight (38) South range Four (4) - Willamette Meridian

Together with all and singular the tenements, hereditaments and appurtenances, thereunto belonging or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

To have and to hold all and singular the said premises, together with the appurtenances, unto the said party of the second part, his heirs and assigns forever

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of

Edgar H. Knutzen (Seal)

Emma Knutzen (Seal)

State of California, ss.
County of Colusa.

On this 21st day of December A. D. one thousand nine hundred and three before, me J. P. Ashby a Notary Public in and for the said County of Colusa, duly commissioned and qualified, personally appeared Edgar H. Knutzen and Emma Knutzen, his wife, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal, the day and year in this Certificate first above written.

Notarial Seal
Colusa Co. Cal.

J. P. Ashby
Notary Public, Colusa County,
California.

A.W. Shearer et ux
TO

KIND OF INSTRUMENT
Warranty Deed
CONSIDERATION

STATE OF OREGON,

County of Jackson. } ss.

I hereby certify that the annexed instrument of writing
was received and filed for record at 9 o'clock A. M.,
on the 4th day of February 1903

C.H. Elmore

\$ 1500.00

By: *Peter Applegate*
County Recorder.
Deputy.



THIS INDENTURE WITNESSETH, That A.W. Shearer and Henrietta S. Shearer his wife of the County of Jackson and State of Oregon for and in consideration of Fifteen Hundred and no/ Dollars, to them paid, have Bargained and Sold, and by these presents do Bargain, Sell and Convey unto C.H. Elmore of the County of Jackson and State of Oregon the following described premises, situated and being in the County of Jackson and State of Oregon, to-wit:

The North 1/2 of the Southwest 1/4 the North West 1/4 of the Southeast 1/4 and the South west 1/4 of the North east 1/4 of Section 32 Township 38 South of Range 4 West of the Willamette Meridian and all water rights

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said C.H. Elmore his heirs and assigns forever. And we the said A.W. Shearer and Henrietta S. Shearer do hereby covenant to and with the said C.H. Elmore his heirs and assigns, that he is the owner in fee simple of said premises; that they are free from all incumbrances and that we will Warrant and Defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 2nd day of February A.D. 1903.

Done in presence of
Ben J. Trowbridge
A. Knutzen Witnesses.

A.W. Shearer 
Henrietta S. Shearer 

State of Oregon,
County of Jackson. } ss.

On this, the 2nd day of February A.D. 1903 personally came before me, a Notary Public in and for said County, the within named A.W. Shearer and Henrietta S. Shearer his wife, to me personally known to be the identical person described in and who executed the foregoing conveyance, and acknowledged to me that he executed the same freely for the uses and purposes therein named. And the said Henrietta S. Shearer on examination separate and apart from her said husband, acknowledged to me that she executed the same freely and voluntarily.

Witness my hand and official seal this, the day and year in the certificate above written.

Notarial Seal
Ben J. Trowbridge

Ben J. Trowbridge
Notary Public for Oregon.

No. 1553

RECEIVED
DEC 1 1922
FEDERAL LAND BANK

Abstract of Title

TO

RECEIVED
JAN 9
FEDERAL LAND BANK

The following described premises situated in Jackson County,
Oregon.

The N $\frac{1}{2}$ of the SW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$
of the NE $\frac{1}{4}$ of section 32 and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of section 31
in Twp. 38 south of Range 4 west of W.M. *Containing 200 Acres*

THE FEDERAL LAND BANK
OF SPOKANE
ABSTRACT

LOAN NO. 26743

Prepared for

Pauline Elmore

by

MURRAY BROS. & GREENE

ABSTRACT

MEDFORD.....

FEDERAL LAND BANK OF SPOKANE	
DISTRICT NO. 12	
APPLICATION NO.	<i>45659</i>
APPLICANT	<i>Pauline Elmore</i>
	<i>Rogue River</i>
N. F. L. A. STATE OF <i>Oregon</i>	
TO ABSTRACTOR: DO NOT REMOVE THIS SLIP	
DATE FIRST REC'D	RECEIVED FROM
	<i>See Recd</i>

Continuation of Abstract of Title to the Lands Described in the Caption Hereto

No. 1

United States

Character of Instrument

P A T E N T

Date of Instrument

March 30th 1882

Date of Record

February 4th 1903

Grantors

To

John H. Krutzen

Book 43 of Deeds Page 335 of Jackson County Records.

Grantees

Consideration, \$ Are signatures sealed?

Number of Witnesses

Date of Acknowledgment

Before whom Acknowledged, and is it regular

Granting words

Covenant, if any

Conveys the following described premises situated in Jackson County, Oregon:

The N1/2 of the SW1/4 and the NW1/4 of the SE1/4 and the SW1/4 of the NE1/4 of section 32 in Twp. 38 south of Range 4 west of Will. Mer.

Certificate No. 1248. Application 2389. Vol. 4 page 25 general land office.

By Chester A Arthur, President, W.H.Crook, sec. S.W.Clark, recorder general Land Office



Continuation of Abstract of Title to the Lands Described in the Caption Hereto
No. 2

J.H. Knutzenn, and wife
Angelica Knutzenn

To

Henreitta Sheaper

Grantees

Character of Instrument
WARRANTY DEED
Date of Instrument
November 27th 1901
Date of Record
December 10th 1901
Book 42 **of Deeds** Page 554
of Jackson County Records.

Consideration, \$ 1.00 Are signatures sealed? yes

Number of Witnesses Two
Date of Acknowledgment November 27th 1901
Before whom Acknowledged, and is it regular Henry D Kubli N.P. for Oregon
Granting words Bargain sell and convey
Covenant, if any Warranty

Conveys the following described premises situated in Jackson County, Oregon:

The $N\frac{1}{2}$ of the $SW\frac{1}{4}$ and the $NW\frac{1}{4}$ of the $SE\frac{1}{4}$ and the $SW\frac{1}{4}$ of $NE\frac{1}{4}$ of section 32 in Twp. 38 south of Range 4 west of W.M.



Continuation of Abstract of Title to the Lands Described in the Caption Hereto

No. 3

Henreitta Shearer, and husband

A.W. Shearer

Grantors

To

C.H. Elmore

Grantees

Character of Instrument

WARRANTY DEED

Date of Instrument

Feb. 2nd 1903

Date of Record

Feb. 4th 1903

Book 46 of Deeds Page 612 of Jackson County Records.

Consideration, \$ 1500 Are signatures sealed? YES

Number of Witnesses Two

Date of Acknowledgment Feb. 2nd 1903

Before whom Acknowledged, and is it regular Ben J Trowbridge N.P. for Ore.

Granting words Bargain sell and convey

Covenant, if any Warranty

Conveys the following described premises situated in Jackson County, Oregon:

The N 1/2 of the SW 1/4 and the NW 1/4 of the SE 1/4 and the SW 1/4 of the NE 1/4 of section 32 in Twp. 38 south of Range 4 west of W.M.



Continuation of Abstract of Title to the Lands Described in the Caption Hereto

No. 4

Character of Instrument

P A T E N T

Date of Instrument

May 5th 1896

Date of Record

July 21st 1896

Book 30 of Deeds Page 540-47
of Jackson County Records.

Consideration, \$ Are signatures sealed?

United States

Grantors

To

Oregon & California Rail Road Company

Grantees

Number of Witnesses

Date of Acknowledgment

Before whom Acknowledged, and is it regular

Granting words

Covenant, if any

Conveys the following described premises situated in Jackson County, Oregon:

All of Section 31 in Twp. 38 south of Range 4 west of W.M.



Continuation of Abstract of Title to the Lands Described in the Caption Hereto

No. 5

Oregon & California Rail Road Co.

Character of Instrument

Mortgage.

Date of Instrument

July 1, 1887

Date of Record

Sept. 191906

Grantors

To

Union Trust Co. New York

Book 20 of Mtgs. Page 512
of Jackson County Records.

Grantees

Consideration, \$ 1 Are signatures sealed? _____

Number of Witnesses two

Date of Acknowledgment _____

Before whom Acknowledged, and is it regular _____

Granting words _____

Covenant, if any _____

Conveys the following described premises situated in Jackson County, Oregon:

All real estate of the O. & C. RyRoad Co.

To secure First Mortgage Gold Bonds.



Continuation of Abstract of Title to the Lands Described in the Caption Hereto

6

No.

Oregon & California Rail Road Co.

by R. Koehler, 2nd Vice President,
George H. Andrews, Secy.

Union Trust Company of New York, by
A. W. Keley President, Grantors
E. V. Hyer Secy.

---to---

Edgar H. Knutzen

Grantees

Character of Instrument

D E E D.

Date of Instrument

May 11, 1896

Date of Record

Feb 24, 1913

Book 99 of Deeds Page 601
of Jackson County Records.

Consideration, \$95 Are signatures sealed?

Number of Witnesses two

Date of Acknowledgment O & C. RR CO. May 11, 1896. Union Trust Mch 15, 1897

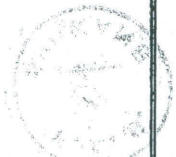
Before whom Acknowledged, and is it regular David Loring N. P. Ore. Wm. Shillaber, N. P. NY.

Granting words bargain sell and convey

Covenant, if any

Conveys the following described premises situated in Jackson County, Oregon:

NE 1/4 of SE 1/4 Sec 3, T 38 S., R 4 W., W. M.



Continuation of Abstract of Title to the Lands Described in the Caption Hereto

No. 7

Character of Instrument

D E E D

Date of Instrument

December 21st 1903

Date of Record

December 30th 1903

Book 48 of Deed Page 605
of Jackson County Records.

Consideration, \$ 150 Are signatures sealed? yes

Edgar H. Knutzen and wife

Emma Knutzen

Grantors

To

C.H. Elmore

Grantees

Number of Witnesses Two

Date of Acknowledgment December 21st 1903

Before whom Acknowledged, and is it regular J.P. Ashby, N.P. for Oregon

Granting words Bargain sell and convey

Covenant, if any _____

Conveys the following described premises situated in Jackson County, Oregon:

The NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of section 31 in Twp. 38 south of Rg. 4 west of W.M.



IN THE COUNTY COURT OF THE STATE OF OREGON. FOR JACKSON COUNTY.

In the matter of the estate of

PETITION FOR LETTERS

C.H.Elmore, deceased.

The duly verified petition of Pauline Elmore, shows as follows; That Charles H Elmore, died intestate in Jackson County, Oregon on the 4th day of February 1908. that said decedent left an estate in Jackson County, Oregon, consisting of real property of the probable value of \$2500 the rental value of which is \$100, That the names ages and residences of the heirs at law of said decedent are as follows; Pauline Elmore, widow of decedent, residence Applegate, Oregon age 41 years. Joseph Elmore, a son of decedent, residence Applegate, Oregon. aged 23 years. Herbert Elmore, a son residence, Applegate, Oregon. aged 21 years. Grace Elmore, a daughter of decedent, residence, Applegate. Oregon. aged 17 years, Elizabeth Elmore, a daughter of decedent, residence of Applegate, Oregon. aged 15 years. Dorothy Elmore, a daughter, aged 4 years, residence Applegate, Oregon. That there is one unborn child of said decedent which your petitioner expects to be born during the month of September 1908. That due search has been made for a will and no will of said decedent has been found, and your petitioner alleges the fact to be that decedent left no will or testament That your petitioner is a resident of Jackson County, Oregon. and decedent at the time of his death was a resident of said state and county. That your petitioner is the widow of said decedent and therefore entitled to letters of administration, but your petitioner expressly waives all right to be appointed administrator and hereby asks to have Herbert Elmore, son of said



decedent to be appointed as such administrator, wherefore your petitioner prays the order of this court appointing Herbert Elmore as the administrator of said estate.

Filed. May 18th 1908

Pauline Elmore

ORDER APPOINTING ADMINISTRATOR

The petition of Pauline Elmore praying for letters of the administration of the estate of C.H.Elmore deceased coming on regularly to be heard and it being proved by the oath of the petitioner Pauline Elmore, That (here recites facts as set out in the petition) and no person interested in said estate appearing to contest the application of the said petitioner, it is ordered that letters of administration of the estate of the said C.H.Elmore deceased, be issued to the said Herbert Elmore. upon his taking the oath and filing a bond according to law, in the sum of \$200 Dated May 19th 1908

Filed May 19th 1908

Geo. W Dunn
County Judge

Recorded Vol. 19 P.J. page 63

May 25th 1908; James Rock, Warren Mee and Riley Thompson sr. appointed appraisers. Rec. P.J. Vol. 19 page 76

Herbert Elmore duly qualifies and letters of administration of the estate of C.H.Elmore, are issued to him.

Note A careful search of the files of this estate fail to disclose proof of publication of notice to creditors.

SEARCHERS.

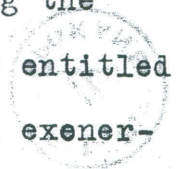
June 8th 1908; Inventory and appraisal filed. same being duly verified,



marked on back examined and ordered recorded, (signed) Geo. W Dunn, Judge lands appraised. The N $\frac{1}{2}$ of the SW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of section 32 and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of section 31 in Twp. 38 south of Range 4 west. Containing 200 acres. appraised at \$2500

December 9th 1921; Final account filed; same being duly verified; and recites in part as follows. That all of the claims against said estate and the costs and expenses of the administration have been paid by this administrator from the receipts of the premises and nothing further remains to be done or performed by this administrator in the discharge of his duties as such administrator, That at the time of the death of said decedent, the only heirs at law of said decedent were, Pauline Elmore, surviving widow, Herbert, Joseph, Grace, Elizabeth, and Dorothy, but that after the death of said decedent there was born a daughter by name Jenny and who was the daughter of said C.H.Elmore, deceased. and the only heirs at law of said decedent are, the said Pauline Elmore, surviving widow, and said named, Herbert, Joseph, Grace, Elizabeth, Dorothy and Jenny Elmore sons and daughters respectively of said decedent and that the said sons and daughters are the owners of said described real property subject to the dower right of said Pauline Elmore, said real property being described as follows;

The N $\frac{1}{2}$ of the SW $\frac{1}{4}$, the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$. the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of section 32 and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of section 31 all in Twp. 38 south of Range 4 west of Will.Mer. Wherefore the administrator prays the order of this court fixing a day of a subsequent term of this court for the hearing of this final account and that at the time fixed for the hearing of said final account that said final account be duly approved by this court and that when this administrator shall have filed herein his vouchers showing the payment of the said costs and expenses of administration that he be entitled to an order of this court discharging him as such administrator and exoner-



-ating his bondsmen from all further responsibility and liability therein

ORDER APPOINTING DAY FOR FINAL SETTLEMENT

Herbert Elmore the administrator of the estate of C.H.Elmore, deceased. having rendered and presented for settlement, and filed in this court his final account of his administration of said estate. it is ordered that Saturday the 14th day of January A.D. 1922 being a day of a subsequent term of said court to-wit; of the January term thereof A.D. 1922 at 10:00 o'clock A.M. of said day, be and the said is hereby appointed for the settlement of said account, and that notice of said settlement be published in the Medford Mail Tribune, a newspaper published in Medford, Oregon. as often as once a week for four successive weeks. prior to said day of settlement Done this 9th day of December 1921

Filed Dec. 9th 1921

G.A.Gardner
County Judge.

Recorded Vol. 32 P.J. page 254.



PROOF OF PUBLICATION OF NOTICE
OF FINAL SETTLEMENT

12

Same being the affadavit of S.P.Shutt, who being first duly sworn says;
That I am printer of the Jacksonville Post, a weekly newspaper of general
circulation, printed and published in Jacksonville, Jackson County, Oregon
that the said newspaper is of regulation size and published once a week
that it has a bona fida list of more than 200/^{paying} subscribers within said
county; that said newspaper was regularly and uninteruptedly published
for more than 1 year preceeding the first publication of the attached
notice of which the annexed is a true and correct copy, and has been
published in the regular and entire issue of said newspaper once each
week for 5 successive weeks commencing with the issue of March 31st 1922
and ending with the issue of April 29th 1922 etc;
Duly attached to the foregoing affadavit appears ~~the~~ a printed copy of
the notice of final settlement as follows;

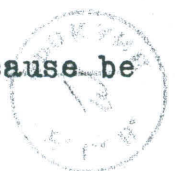
ADMINISTRATORS FINAL NOTICE

Notice is hereby given that the undersigned administrator of the estate
of C.H.Elmore deceased has filed in the county court of Oregon. for
Jackson County his duly verified final account and said court has fixed
Saturday April 29th 1922 at 10:00 o'clock A.M. of said day in the county
court room of said court in Jacksonville, Oregon. as the time and place
for the hearing of said final accounty all persons interested are hereby
notified to make or filed their objections to said final account, if any
they have on or before said date

Herbert Elmore

Administrator of the estate of C.H.Elmore, deceased.

April 29th 1922; Ordered by the court that the hearing in this cause be



be continued until May 24th 1922

G.A.Gardner, County Judge

Filed April 29th 1922

Vol. 32 P.J. page 532

FINAL ORDER

May 24th 1922;

This is the time fixed by the court for the hearing of the final account filed herein by Herbert Elmore, administrator of the above entitled estate and it appearing to the court that after the appointment of the said Herbert Elmore as administrator of said estate he gave due and legal notice of his appointment as such administrator and more than 6 months expired after the giving the giving of said notice before the filing herein of said final account;

And it further appearing to the court that All claims against said estate and the costs and expenses of administration have been duly paid by said administrator and that nothing further remains to be done or performed by said administrator in the discharge of his trust, and it further appearing to the court that after the filing of said final account said administrator gave due and legal notice of the time and place fixed for the hearing of said account and that no objections have been made or filed herein to said final account or to any of the acts of said administrator in the discharge of his said trust, and it further appearing to the court that all of the acts of said administrator have been regular, fair and in accordance with the requirements of the law, and that said final account is in all respects correct and true; now therefore it is ordered by the court that said final account be and the same herein is approved; and it further appearing to the court that at the time of the death of said

decedent the only heirs at law of said decedent were Pauline Elmore, surviving widow, Herbert, Joseph, Grace, Elizabeth and Dorothy, and that after the death of said decedent there was born a daughter who is named Jennie, and who is now 13 years of age and that said named persons are the only heirs at law of said decedent, said Herbert, Joseph, Grace, Elizabeth, Dorothy and Jennie, being sons and daughters of said decedent and that said persons at the time of the death of said decedent were the heirs by right of inheritance of the real property of said estate consisting of

The N $\frac{1}{2}$ of the SW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of section 32 and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of section 31 all in Twp. 38 south of Range 4 west of W.M.

Now therefore it is hereby ordered by the court that the real property belonging to said estate consisted at the time of the death of said decedent of the said premises hereinbefore described and that said named persons were the only heirs at law of said decedent and by virtue of the law of inheritance the said named persons inherit the said described real property it is further ordered by the court that said administrator having complied with all the requirements of the law, is hereby discharged as said administrator and his bondsmen are exonerated from all further responsibility and liability herein; Dated May 24th 1922

Rec. Vol. 32

(signed G.A. Gardner. county Judge

P.J. page 572-3



Continuation of Abstract of Title to the Lands Described in the Caption Hereto

No. 15

~~Herbert~~ Elmore, and wife Bessie Elmore,
and Joe W Elmore, single. Grace Elmore, single
Elizabeth Elmore, single and Dorothy Elmore
single. who with Jennie Elmore, a minor are
the only heirs at law of C.H. Elmore ^{Grantors}
deceased. To

Pauline Elmore

Grantees

Character of Instrument

QUIT CLAIM DEED

Date of Instrument

December 9th 1921

Date of Record

December 10th 1921

Book 137 of Deed Page 539
of Jackson County Records.

Consideration, \$ 1.00 Are signatures sealed? yes

Number of Witnesses Two

Date of Acknowledgment December 8th 1921

Before whom Acknowledged, and is it regular Gladys Rose, N.P. for Oregon.

Granting words Bargain sell and Quit Claim

Covenant, if any _____

Conveys the following described premises situated in Jackson County, Oregon:

1/2 interest

Undivided one half in.

The N $\frac{1}{2}$ of the SW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of section
32 and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of section 31 in Twp. 38 south of Range 4 west
of W.M.



IN THE COUNTY COURT OF THE STATE OF OREGON, FOR JACKSON COUNTY

In the matter of the guardianship of

PETITION

Jennie Elmore, a minor

Comes now Pauline Elmore, a widow, the petitioner herein and shows, to your Hon. Court.

That Jennie Elmore, is a resident of Jackson County, Oregon. and is of the age of 13 years, that the father of the said Jennie Elmore to-wit; Charles H Elmore died on the 4th day of February 1908; and this petitioner is the mother of the said Jennie Elmore, that said Jennie Elmore is possessed of real estate of the approximate value of \$900 consisting of a 1/12 intrest in and to The N $\frac{1}{2}$ of the SW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of section 32 in Twp. 38 south of Range 4 west of W.M. also the southweast quarter of section 31 in Twp. 38 south of Range 4 west of W.M. That it is necessary that a suitable and competent person be appointed guardian of the person and estate of said Jennie Elmore during her minority that Pauline Elmore this petitioner is a suitable and competent person to act as guardian of said infant and has consented to act as such guardian if appointed, that W.D.Hogan. John Pernoll and W.D.Knutzen are three competent and disintrested persons qualified to act as appraisers of said estate dated this 18th day of April 1922

(signed) Pauline Elmore

Duly Verified

Filed May 16th 1922



ORDER

The petition of Pauline Elmore having been heard this 16th day of May 1922 and it appearing therefrom that Jennie Elmore is of the age of 13 years and that Charles H Elmore the father of said Jennie Elmore died on the 4th day of Feb. 1908; that Pauline Elmore the petitioner herein, is the mother and next of kin of said Jennie Elmore, that said Jennie Elmore is the owner of the following described property;

The N $\frac{1}{2}$ of the SW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of ~~the~~ SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of section 32 in Twp. 38 south of Range 4 west of W.M. also the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of section 31 in Twp. 38 south of Range 4 west of W.M. in Jackson County, Oregon.

That it is necessary that a guardian be appointed to the person and estate of said Jennie Elmore during her minority that said Pauline Elmore is a suitable and proper person to act as such guardian that W.D.Hogan John Pernoll and Frank Knutzen are three qualified persons to act as appraisers of the estate of said Jennie Elmore.

WHEREFORE it is the order of the court herein and it is hereby ordered that said Pauline Elmore be and hereby is appointed guardian of the person and estate of said Jennie Elmore, and that said Pauline Elmore be required to give bond to the state of Oregon, herein in the sum of \$1500 no notice being required herein; It is further ordered that said W.D. Hogan, John Pernoll and W.D.Knutzen be and hereby are appointed as appraisers of said estate of Jennie Elmore, dated this 16th day of May 1922

Filed May 16th 1922

G.A.Gardner, County Judge

Recorded Vol. 32 P.J. Page 564-5



May 29th 1922; Inventory and appraisal filed, same being duly verified and signed by the three appraisers recites a 1/12 interest in and to the da,e land by the same description as fully set out in the petition, ~~marked~~ ~~on~~ land appraised at \$900. marked on back examined and approved June 1st 1922 (signed) G.A.Gardner, county judge.

Recorded Vol. 33 P.J. page 2.

AUGUST 10, 1922. Petition for sale of Land Filed:

Comes Pauline Elmore, a resident of Jackson County, Oregon, and respectfully petitions the Honorable County Court of Jackson County Oregon and shows:

That said petitioner is duly acting, appointed and qualified guardian of persons and estate of Jennie Elmore, a minor: that said minor is ^{as} one of the heirs at law of C. H. Elmore deceased, the owner of a one sixth interest subject to dower right of your petitioner, in and to the following described premises situated in Jackson County, Oregon:

$N\frac{1}{2}$ of $SW\frac{1}{4}$, and $NW\frac{1}{4}$ of $SE\frac{1}{4}$ and $SW\frac{1}{4}$ of $NE\frac{1}{4}$ of section 32, Township 38 S., R 4 W., Willamette Meridian.
also $NE\frac{1}{4}$ of $SE\frac{1}{4}$ of section 31, T 38 S., Range 4 W., Willamette Meridian.

that the approximate value of said interest, in said real property, as shown by report of appraisers, on file herein is the sum of \$900. that said minor is not the owner of any personal property or other real property other than is herein set forth. That said minor is of the age of 13 years and it is advisable that she be given the opportunity to acquire an education beyond the facilities available at the present time. That at the present time said Jennie Elmore is residing



with this petitioner; that the school facilities near the home of this petitioner are limited; that this petitioner is the mother and next of kin ~~of~~ said minor; that there are no persons interested in the estate of said minor. That Elizabeth Elmore, Joe U. Elmore, Herbert Elmore, Grace Elmore, and Dorothy Elmore are of lawful age and are brothers and sisters of said minor, Jennie Elmore, and each, together with the said minor have an undivided one-sixth interest in the herein described premises, all, subject however to the dower right of Pauline Elmore widow of C. H. Elmore deceased. That the said one-sixth interest of said minor, subject to said dower right, one-twelfth of the net income of said premises would not amount to as much as the income would bring her if her said share was sold and the proceeds thereof invested for her use and benefit. Further that it is necessary that the said real property of said minor be sold to provide money for the maintainance and education of said minor.

WHEREFORE, your petitioner petitions this Court, herein, for an order setting a time for the hearing of this petition and that citation be issued to the next of kin of said minor and all persons interested in her said estate to appear at said time and place and show cause why a licence should not be issued to sell said real property as prayed for in this petition. (signed) Pauline Elmore. Petitioner.

Subscribed and sworn to before Gladys Rose, N. P. Oregon, Aug 2, 1922.

SEPT. 9, 1922. Order for ~~the~~ Hearing and Notice filed:

It appearing from the petition that the income from said real estate is not sufficient to educate and maintain said minor,

It Is Therefore Ordered that the next of kin of said minor and all persons interested in said estate appear before me at the Court

Room of the County Court of Jackson County Oregon at Jacksonville, Oregon, at the hour of 10 o'clock A. M., on the 9th day of Sept., 1922 to show cause, if any there be why license should not be granted to said Pauline Elmore, guardian of said minor, to sell said real estate for the purposes above set forth. And it is further ordered that a copy of this order be personally served on all persons interested in said estate at least ten days before the date set for the hearing, and that said order be published once each week for three successive weeks in the Jacksonville Post, a newspaper of general circulation published in said Jackson County, Oregon.

Dated at Jackson ville Oregon, this 10th day of August 1922.

(signed) G. A. Gardner
Judge of the County Court.

We, the undersigned persons interested in the estate of Jennie Elmore a minor, do hereby accept service of the foregoing order, and further give our consent to the granting of a license to Pauline Elmore, guardian of said Jennie Elmore, to sell the real estate described in said order for the purposes therein set forth.

(signed) Herbert Elmore and
Bessie Elmore, his wife,
Elizabeth Elmore
Dorothy Elmore
Grace Elmore

Pauline Elmore
next of kin.

SEPT. 9, 1922. Proof of publication of Notice filed, consisting of affidavit of S. P. Shutt, printer of the Jacksonville Post to effect that said notice was published in said paper for four consecutive weeks, commencing with issue dated August 18, 1922 and ending with the



issue dated Sept. 8, 1922. Same being acknowledged before Chauncey Florey, Clerk, Sept. 9, 1922. Attached is printed copy of said notice as same appeared in said newspapers, which is as follows:

ORDER.

In the County Court of the State of Oregon, in and for Jackson County. In the matter of the estate of Jennie Elmore, a minor. On reading and filing the petition, duly verified, of Pauline Elmore, guardian of the

person and estate of Jennie Elmore, a minor, for license to sell the undivided one-sixth interest of the following described real estate: The North half of the south west quarter and the north west quarter of the south east quarter, and the south west quarter of the north east quarter of section 32, T. 38 S., of Range 4 west of Willamette Meridian. Also the north east quarter of the south east quarter of section 31, Township 38 south, of Range 4 west of Willamette Meridian. Subject to Dower for the purpose of raising funds for the education and maintenance of said minor, and it appearing from said petition that the income from said real estate is not sufficient to educate and maintain said minor.

It is therefore ordered that the next of kin of said minors and all persons interested in said estate appear before me at the Court Room of the County Court of Jackson County, Oregon, at Jacksonville, Oregon, at the hour of 10 o'clock, a. m., on the 9th day of Sept. 1922, to show cause, if any there be, why license should not be granted to said Pauline Elmore, guardian of said minor, to sell said real estate for the purposes above set forth. And it is further ordered that a copy of this order be personally served on all persons interested in said estate at least ten days before the date set for the hearing, and that said order be published once each week for three successive weeks in the Jacksonville Post, a newspaper of general circulation, published in said County of Jackson. Dated at Jacksonville, Oregon, this 10th day of August, 1922

George A. Gardner

Judge of the County Court.

This order to the aforesaid order of the said Court dated August 10, 1922, is served upon the next of kin of said minor, and all persons interested in said estate by the publication thereof once each week for three successive weeks in the Jacksonville Post the day of the first publication is August 18, 1922.

-----0-----

Sept. 9, 1922. ORDER CORRECTING DESCRIPTION In INVENTORY

Recites: Motion having been made in open Court on this 9th day of Sept. 1922, by F. P. Farrell of attorneys for Pauline Elmore, guardian of Jennie Elmore, a minor; and it appearing to the Court that the real property of said ward was misdescribed in the Inventory and appraisment heretofore filed herein, in that said minor is the owner of an un-divided one-sixth interest in said real estate, subject to Dower, instead of an undivided one-twelfth interest; and it further appearing that the relative values of said premises under either the corrected description or under the description as given in said inventory and appraisment are approximately the same, and it further appearing that the appraisers in fixing a value to said estate were not confused by said mis-description

NOW THEREFORE it is hereby ordered that the description contained in said inventory and appraisment be amended to read as follows:

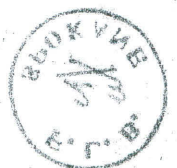
An undivided one-sixth interest in and to the North half of the South west quarter and the North west quarter of the South East quarter, and the south west quarter of the North East quarter of section ^{no 29} 32, ¹¹ South of Range 4 West of Willamette Meridian, also the North East quarter of the South East quarter of Section 31, Township 38 S., Range 4 W., all in Jackson County Oregon.

Dated this 9th day of Sept. 1922.

(signed) G. A. Gardner

County Judge.

Recorded Vol. 33, p. 184 Prob Journal.



Nov. 6 1922. RETURN AND ACCOUNT OF SALE OF REAL ESTATE
AND PETITION FOR ORDER CONFIRMING SALE

Recites undivided one-sixth of lands described in
caption)

and That in pursuance to order of said Court,
said guardian caused notice of the time and place of holding such sale to be posted in three of the most public places in Jackson County in which the ~~land~~ land ordered to be sold is situated and to be published in the Jacksonville Post, a newspaper printed and published in the same county, for four weeks successively five consecutive issues, before such sale, And in pursuance of said order of sale, she sold solido, judging it to be more beneficial to said estate, at Private Sale to Grace M. Elmore on the 21st day of Sept., 1922, in said county and in accordance with said order and notice of sale, she making the highest and only offer, the same being the sum of Nine Hundred Dollars cash in hand, subject to the confirmation of the court, the real estate described in said order of sale, and in said notice.

That at the said sale, Grace M. Elmore became the purchaser of the whole estate for the sum of \$900, she being the highest and best bidder; that the said sale was legally and fairly conducted. That as the said Pauline Elmore, guardiean believes, the sum bid is not disproportionate to the value of the property sold and that a sum exceeding such bid by at least 10%, exclusive of the expense of a new sale, can not be obtained.

The real estate so sold is situated in the County of Jackson State of Oregon and is described as follows:

An undivided one sixth interest to the North half of the Southwest quarter, and the north west quarter of the south east quarter, and the south west quarter of the north east quarter of section 32, town-
ship 38 south of range 4 west of Willamette Meridian; also
the north east quarter of the south east quarter of section 31, townshi

38 south of range 4 west of Willamette Meridian, all in Jackson County Oregon. Subject to Dower.

Wherefore said Pauline Elmore, guardian, prays that a hearing be had upon this return and that this honorable court make an order confirming the said sale and directing a conveyance to be executed to the said purchaser conveying all the right, title, interest and estate of the said minor in the said minor in said premises and that such other and further order may be made as to the Court shall seem proper.

Dated Nov. 4th 1922.

Pauline Elmore
Guardian of Jennie Elmore
a minor.

State of Oregon,
County of Jackson, I, Pauline Elmore, who as guardian of Jennie Elmore, a minor, has subscribed the foregoing return and account of sale, being duly sworn, say that I have read the return and account know the contents thereof and that the same is true of my own knowledge, except as to the matters therein stated on information and belief, and as to those matters that I believe the same to be true.

Pauline Elmore.

Subscribed and sworn to before me this 4th day of November, 1922.

Verified by affidavit of F. P. Farrell.



SEPT. 9, 1922. ORDER TO SELL REAL ESTATE. ~~Rendered~~.

Recorded Vol. 33 Probate records, p. 185.

Recites: This cause came on for hearing on petition of guardian to sell following described real estate of said ward:

An undivided one-sixth interest to the North half of the South west qr. and the North west qr. of the South east qr. and the South west qr of the North east qr. of section 32, Tp. 38 S., Range 4 west, W. M., also the North east quaret of the South east quarter of sec 31, Tp. 38 S., R 4 W., of W. M. all in Jackson County, Oregon, SUBJECT TO DOWER.

And the Court having heard the evidence offered and it appearing from the files and records herein that proper notice of the time and place of the hearing of this petition has been given next of kin and all persons interested by publication of the order of this Court herein, to show cause why license should not be granted to said Pauline Elmore to sell the real estate of said ward, and it appearing that said order was published in the Jacksonville Post, a newspaper of general circulation, published in Jackson County, Oregon, for four times, being once each week for three successive weeks, the first publication thereof on the 18th day of August 1922 and the final publication being on the 8th day of Sept. 1922. And it further appearing that Pauline Elmore is next of kin and that the only persons interested in said estate are the brothers and sisters of said ward who are co-tenants with said ward. that the names of all of said brothers and sisters is: Herbert Elmore and Bessie Elmore his wife, Joe W. Elmore, Elizabeth, Dorothy and Grace Elmore and that the said next of kin and each and every one of said brothers and sisters has filed herein their written acceptance of service of said order to show cause and have also

consented to the Court granting this order; and it further appearing to the Court that it would be for the benefit of said ward that said real estate be sold to defray the expenses of maintaining and educating said ward; it is therefore ordered and directed by me in consideration of the premises, that the said Pauline Elmore guardian of said ward be, and she hereby is given a license and is licensed to sell in the manner prescribed by law, either at public or private sale the real estate above described, subject to all liens and encumbrances upon the property; that prior to said sale that the guardian give a bond as required by law in the sum of \$2000.

Given under my hand this 9th day of Sept. 1922.

G. A. GARDNER
Co. Judge.

October 21, 1922. Proof of Publication of Notice filed.

Same consists of the duly verified affidavit of the publisher of the Jacksonville Post, a weekly newspaper published in Jackson County, Oregon, showing publication of notice for 5 successive weeks the first Sept. 22, 1922, and the last Oct 20, 1922.

Attached is printed copy as same appeared in said paper, as follow

NOTICE.

In the County Court of the State of Oregon in and for Jackson County, In the matter of the guardianship of Jennie Elmore, a minor. Notice is hereby given that in pursuance to an order of the County Court of Jackson County, Oregon, made on the 9th day of Sept. 1922, in the matter of said guardianship, the undersigned will sell on and after the 20th day of Oct. 1922, at private sale in one parcel for cash in hand and subject to confirmation of said court of all the right, title and interest belonging to said minor, in and to that certain lot, piece or parcel of land situated in Jackson County, Ore. and described as follows:

An undivided one-sixth interest in and to the north half of the south west quarter and the north west quarter of the south east quarter and the south east quarter of the north east quarter of sec. 32, Township 38 South of Range 4 west of Willamette Meridian. Also the North east quarter of the south east quarter of section 31, Townsh. 38 south of Range 4 West of the Willamette Meridian. Subject to Dower.

All bids must be in writing and mailed to the undersigned at Applegate Oregon.

(Signed) Pauline Elmore
Guardian of Jennie Elmore, a minor.

The date of the first publication of this Notice is Sept. 22, 1922.



NOVEMBER 6, 1922. Proof of Posting Notice of Sale. filed
 State of Oregon
 County of Jackson.

I, F. P. Farrell, being first duly sworn, depose and say that I am a resident of Jackson County, Oregon, and ~~over~~ the age of 21 years; that for and on behalf of Pauline Elmore guardian of the estate of Jennie Elmore, a minor, I did on the 22nd day of Sept. 1922, post three copies of the notice of sale hereto attached in three public places in Jackson County, Oregon, to-wit: one on the Bulletin Board of the Court House entrance at Jacksonville, Oregon; one on the Bulletin Board at the City Hall in Medford, Oregon and the third on the Bulletin Board on North Central Avenue, attached to what is known as the old post-office Building in the City of Medford, Oregon.

(Signed) F. P. Farrell.

Subscribed and sworn to before E. H. Hurd, N. P. Oregon,
 Oct 24, 19 22.

Following is copy of the Notice referred to above,

same being attached thereto: IN THE COUNTY COURT of STATE OF OREGON, JACKSON CO. In matter of guardianship of Jennie Elmore

Notice is hereby given that in pursuance to an order of the County Court of Jackson County, Oregon, made on the 9th day of Sept. 1922, in the matter of the said guardianship the undersigned will sell on and after the 20th day of Oct, 1922 at private sale in one parcel to the highest bidder for cash in hand and subject to confirmation of said Court, all the right title and interest belonging to said minor in and to that certain lot, piece or parcel of land situated in Jackson County Oregon, and described as follows:

An undivided one sixth interest in and to the north half of the south west quarter and the northwest qr. of the south east qr. and the south east qr of the north east qr. sec 32, T 38 S., R 4 W., W.M. Also the north east qr. of the south east qr of sec 31, T 38 S., of R 4 west of W. M., subject to dower.

All bids must be in writing and mailed to the undersigned at Applegate, Oregon. (signed) Pauline Elmore,
 guardian of Jennie Elmore, a minor.

NOV. 29 1922.

CONFIRMATION OF SALE.

New comes Pauline Elmore, guardian of the Estate of Jennie Elmore, a minor, and shows to the Court that that her return of sale of real estate under the order of sale hereinbefore made was duly filed in the office of the Clerk of this Court on the 6th day of November 1922, 15 days having elapsed since the filing of said return of sale, and no objections having been filed thereto and thereupon, after examining the return and hearing evidence offered, the Court finds therefrom that said sale was legally made and fairly conducted; that notice of the time, terms, and place of sale was duly given in the manner and form as prescribed by law and the order of the Court, and that said notice described said land as the same is hereinafter described; that said property was appraised May 29, 1922, and that the price obtained thereat was the full appraised value of said property; that the price obtained thereat was the reasonable value of said property; that no greater sum can be obtained and no person objected thereto or offered a higher price.

IT IS THEREFORE ORDERED by the Court, that the sale of the real estate hereinafter described to Grace Elmore for the sum of \$900 in cash, be, and the same is hereby confirmed and upon payment of the price aforesaid, said Pauline Elmore the guardian, is directed to execute and deliver to said purchaser a deed of conveyance thereof, said land being described as follows, to-wit:



An undivided one-sixth interest to the North half of the South West quarter, and the North West quarter of the South East quarter, and the south west quarter of the north east quarter, of section 32, Township 38, South of Range 4 west of Willamette Meridian; Also the north east quarter of the south east quarter of section 31, Tp. 38 South, of Range 4 West of Willamette Meridian, all in Jackson County, Oregon.

Dated this 27 day of November, 1922.

G. A. Gardner
County Judge.

Recorded Vol 33, page
302-3 Probate Journal



THIS INDENTURE made on this 16th day of December, 1922, by and between Pauline Elmore as the duly appointed, qualified and acting guardian of the estate and person of Jennie Elmore, a minor, of Jackson County, Oregon the party of the first part and Grace Elmore, the party of the second part WITNESSETH,

THAT WHEREAS, on the 9th day of September 1922, the County Court of the County of Jackson, State of Oregon, made an order of sale authorizing the said party of the first part to sell certain real estate of the said Jennie Elmore, situated in the County of Jackson, State of Oregon, and particularly described in said order of sale, which said order is now on file and of record at the said County Court and is hereby referred to for a greater certainty, that said order of sale is of record in the office of the county Clerk of Jackson County, Oregon, in Vol. NO. 33 at page 185 of the Probate Journal, and Whereas, under and by virtue of said order of sale and pursuant to legal notices given thereof, the said party of the first part on the 21st day of October 1922, at the time and place and in the manner specified in said notices did offer for sale and sell, subject to confirmation by said Court, to the party of the second part the said real estate hereinafter particularly described for the sum of \$900 the said Grace Elmore being the highest and best bidder and the said sum being the highest and best sum bid and, WHEREAS the said County Court, upon the due and legal return of the proceedings under the said order of sale made by the said party of the first part on the 6th day of November 1922 and after hearing on said return given did on the 27th day of November 1922, make an order decreeing said sale to be valid and confirming said sale and directing a conveyance to be executed to the said party of the second part, and said order of confirmation being recorded in the office of the county clerk of Jackson

County, Oregon in Vol. 33 at page 302-3 of the Probate Journal, said 29
order of confirmation being filed on the 27th day of November, 1922.

NOW THEREFORE, the said Pauline Elmore, as guardian of the person and estate of Jennie Elmore, a minor, as aforesaid, the party of the first part, pursuant to the order last aforesaid of the said County Court, for and in consideration of the sum of Nine Hundred (\$900) Dollars to her in hand paid by the party of the second part, the receipt whereof being hereby acknowledged has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said party of the second part, her heirs and assigns forever, all the right, title, interest and estate of the said Jennie Elmore in and to the following described premises situated and being in Jackson County, Oregon, to-wit;

An undivided 1/6 interest in and to the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec. 32 Twp. 38 south of Range 4 west of W.M. Also the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of section 31 in Twp. 38 south of Range 4 west of W.M. all in Jackson County, Oregon. and subject to dower.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, to have and to hold the same with the appurtenances unto the said party of the second part, her heirs and assigns forever. In witness whereof the said party of the first part, as guardian of the person and estate of said minor as aforesaid, has executed these presents the day and year first above written.

Witnesses
E.H. Hurd
Herbert Elmore

(signed) Pauline Elmore, (seal)

State of Oregon SS
County of Jackson

On this 16th day of December 1922, before me the undersigned, a Notary Public in and for said State and County, personally appeared the above named Pauline Elmore, personally known to me to be the person whose name is subscribed to the foregoing instrument as guardian of the

and estate of Jennie Elmore, a minor, and acknowledged to me that she as such guardian executed the same. In witness whereof I have hereunto set my hand and official seal this 16th day of December 1922

E.H.Hurd
Notary Public for Oregon
My Commission expires March 27th 1925

(seal)

Filed for Record December 26th 1922

Recorded Vol. 143 page 11-12

Jackson County records.

IN THE CIRCUIT COURT COURT.
 OF THE STATE OF OREGON
 FOR JACKSON COUNTY.

 In the matter of the Determination
 of the Relative Rights of the Various
 Claimants to the Waters of Rogue River
 and its Tributaries Above the Mouth of
 Illinois River in Jackson, Josephine
 and Curry Counties.

FINAL DECREE: Dated April 26, 1919. Recorded Vol. 28,
 page 313 to 490, Circuit Court Journal,

.....It is hereby determined, adjudicated, ordered and
 decreed that following named claimants and appropriators
 are entitled to use of the waters of streams herein embraced,
 under which their names appears...and that each shall have
 water right certificates, according to law, defining, determining
 establishing and confirming his title and right to the use of
 of the waters.....

THOMPSON CREEK.

A Tributary of Applegate River.

C. H. ELMORE, DECEASED, ESTATE of, Applegate, Ore. (Proof 1008
 Vol 14) Priority Sept. 15, 1905; 1.03 second feet; for Irrigation
 of 72 acres, and Stock; Elmore ditch; Description of place of use:
 20 acres in SW^o of NE $\frac{1}{4}$; 12 acres in NE $\frac{1}{4}$ of SW $\frac{1}{4}$; 40 acres in
 NW $\frac{1}{4}$ of SE $\frac{1}{4}$ sec 32, T 38 S., R 4 W., W. M., Jackson Co., Oregon.



Pauline Elmore, a widow. (Hubert E Elmore
and Bessie Elmore, husband and wife
Joseph Elmore, a bachelor, Grace Elmore
a spinster. Elizabeth Elmore, a spinster
and Dorothy Elmore, a spinster

to

The Federal Land Bank of Spokane . .
a corporation.

AMORTIZATION MORTGAGE
Dated, Dec. 11th 1922
Filed, Dec. 26th 1922
Recorded Vol. 59 Mtgs
at pages 156-159
Jackson County records
Four Witnesses
Con. \$5000.00

RECITES; Grant bargain and sell the following described premises
situate in Jackson County, Oregon. & That this instrument is intended
as a mortgage to secure the ^{payment of} sum of \$5000.00 with intrest at the rate
of 5 1/2 % per annum

The N $\frac{1}{2}$ of the SW $\frac{1}{4}$ & the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ & the
SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of section 32 and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of section 31
in Township 38 south of Range 4 west of W.M. containing 200 acres.

Acknowledged December 14th 1922, by Pauline Elmore, a widow. ^{Herbert} (Hubert E
Elmore, same person as Herbert Elmore and Bessie Elmore, husband and
wife, Joseph Elmore, same person as Joe W Elmore a bachelor, Grace
Elmore, same person as Grace M Elmore, a spinster, and Dorothy Elmore
a spinster, before Gladys Rose. N.P. for Oregon. (seal)

Acknowledged Dec. 23rd 1922 by Elizabeth Elmore, a spinster, before
O.O.Veatch N.P. for Oregon (seal)

NOTE The above instrument is signed, Pauline Elmore, Herbert Elmore
Bessie Elmore, Joe W Elmore, Grace Elmore, Dorothy Elmore, and
Elizabeth Elmore.

Abstracter's Certificate

The undersigned hereby certifies that the foregoing abstract of title, consisting of Sheets numbered from 1 to 32 both inclusive, ^{and insert pages 24 A 24 B and 25} comprises a true abstract of all conveyances, deeds, trust deeds, land contracts, mortgages, leases, mechanics' and other liens, attachments, notices of levy of execution, suits pending, tax sales, tax deeds probate proceedings, special proceedings, bankruptcy and insolvency proceedings, unsatisfied judgments in State Courts and Federal Courts holding terms in the County, if any; transcriptions of judgments, and any other matters not herein specified, of record in the public offices in the County of Jackson, and State of Oregon prior to the 27 day of December, 1922, at 9 o'clock, A.M., affecting the title to or constituting liens upon the following described real estate situate in said County, to-wit:

North half of South West $\frac{1}{4}$,

North West $\frac{1}{4}$ of South East $\frac{1}{4}$,

South West $\frac{1}{4}$ of North East $\frac{1}{4}$ Section 32,

North East $\frac{1}{4}$ of South East $\frac{1}{4}$, Section 31,

All in Township 38 South Range 4 west, Willamette Meridian

If said land or any portion thereof, is situate within an irrigation, drainage, road or other special assessment district, report on special assessments:

Report on Taxes: Taxes for 1921, and years preceeding, to date of patent
PAID IN FULL.

This certificate is made for and at the request of The Federal Land Bank of Spokane, this
27th day of December, 1922.

Murray Bros. & Greene

By

J. H. Greene

Note—This certificate must cover the entire abstract and the entire day on which the mortgage is filed.

258839

Vol. 314 Page 71

WARRANTY DEED

HERBERT ELMORE, et ux

to

CHARLES H. ELMORE, et ux

State of Oregon }
County of Jackson } ss

I hereby certify that the within instrument of writing was received and filed at 12:10 o'clock P.M. the 2 day of March 1979 and is recorded in volume _____ page _____

Deeds Records for Jackson County Oregon

R. Carter

COUNTY CLERK

Orpha Leschensky

DEPUTY

applegate, ore

INDEXED

NEWBURY & NEWBURY

MEDFORD, OREGON

12:10

1.50

220

KNOW ALL MEN BY THESE PRESENTS, That We, HERBERT ELMORE and BESSIE ELMORE, husband and wife, for and in consideration of the sum of Ten Dollars (\$10.00) and other consideration, a part of which is hereinafter expressed, do hereby grant, bargain, sell and convey unto CHARLES H. ELMORE and BERYL A. ELMORE, husband and wife, as an estate by the entirety, the following described real property, together with its tenements and appurtenances, situated in Jackson County, Oregon, to-wit:

The North One-half ($\frac{1}{2}$) of the Southwest Quarter, the Northwest Quarter of the Southeast Quarter, the Southwest Quarter of the Northeast Quarter, of Section 32; and the Northeast Quarter of the Southeast Quarter of Section 31; all in Township 38 South, of Range 4 West of Willamette Meridian, in Jackson County, Oregon, containing 200 acres, more or less.

To have and to hold said described premises, together with their tenements and appurtenances, unto the said grantees, as an estate by the entirety, and unto the survivor thereof, his or her heirs and assigns forever. We do hereby covenant and warrant to and with said grantees, their heirs and assigns, that we are the owners of said premises in fee simple free and clear of all encumbrances, except rights of way for roads; and that we will warrant and defend the same, and the title thereto, unto said grantees, their heirs and assigns, against all lawful claims whatsoever, except as aforesaid.

The grantors do hereby reserve unto themselves, and unto the survivor thereof, a life estate in and to the Southeast Quarter of the Northwest Quarter of the Southeast Quarter of Section 32, Township 38 South, of Range 4 West.

Part of the consideration of this deed is that the grantees shall pay to the grantors, and to the survivor thereof, the sum of Fifty Dollars (\$50.00) per month on or before the 1st day of each month hereafter commencing February 1, 1949,

and as long as either of the said grantors shall live; and in the event of the non-payment of said \$50.00 for a period of 60 days, then the title to the whole of said real property hereby conveyed shall revert to the said grantors, and to the survivor thereof, and it shall be lawful for the grantors, or the survivor thereof, to re-enter and have and enjoy the said real property as his or her former estate and to eject, oust and remove the grantees, and any persons holding under them therefrom; and in the event that the said condition to pay said sum of \$50.00 per month, as hereinbefore described, is not strictly performed, as described, then the title to the whole of said property herein conveyed shall re-vest in the grantors, or the survivor thereof, and all rights, title and interest therein of the grantors, or anyone holding under them, shall thereupon terminate.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 24th day of January, 1949.

Herbert Elmore (SEAL)
Bessie Elmore (SEAL)



STATE OF OREGON)
 : ss
 COUNTY OF JACKSON)

I certify that on this 24 day of January, 1949, before me, the undersigned, a Notary Public in and for said State and County, personally appeared the within named HERBERT ELMORE and BESSIE ELMORE, husband and wife, to me personally known to be the identical persons who executed the foregoing instrument of conveyance, and they acknowledged the execution of the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 24 day of January, 1949.

[Signature]
 Notary Public
 My Commission expires: 11/11/1951



KNOW ALL MEN BY THESE PRESENTS, that BERYL A. ELMORE, hereinafter called the GRANTOR, for the consideration hereinafter stated to the Grantor, paid by ALICIA D. HOGAN and BARBARA A. NIEDERMEYER, hereinafter called the GRANTEES, does hereby grant, bargain, sell, and convey unto the Grantees, each an undivided one-half (1/2) interest, as tenants in common, in and to that certain real property, with the tenements, hereditaments, and appurtenances thereto belonging or appertaining, situated in the County of Jackson, State of Oregon, described as follows:

Southeast quarter of the Northwest Quarter of the Southeast Quarter of Section 32, Township 38 South, of Range 4 West.

Also reserving to the Grantor a Life Estate for her life, as tenant by the entirety.

To have and to hold the above described and granted premises unto the said Grantees, as tenants in common, and their heirs, successors and assigns forever.

And Grantor hereby covenants to and with said Grantees and Grantees heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted above, 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 whomever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is none. The sole consideration passing is love and affection. The foregoing recital of consideration is true as I verily believe.

In construing this deed and where the context so requires, the singular includes the plural, the masculine the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 14th day of Sept 1988.

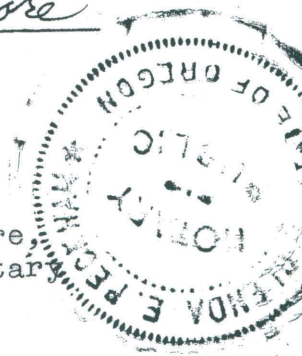
Beryl A. Elmore
BERYL A. ELMORE

STATE OF OREGON)
County of Jackson) ss

Personally appeared the above named Beryl A. Elmore and acknowledged the foregoing instrument to be her voluntary act and deed.

Blenda E. Peckham
Notary Public for Oregon

My Commission expires: 4-27-92



State of Oregon, County of Jackson--SS.
The within instrument received and filed at 10:48 o'clock
A.m. the 14 day of September 1988
Recorded in Official Records for Jackson County
region. Kathleen S. Beckett County Clerk.
v. Blenda Peckham Deputy

KNOW ALL MEN BY THESE PRESENTS, that CHARLES H. ELMORE and BERYL ELMORE, husband and wife, hereinafter called the Grantor, for the consideration hereinafter stated to the Grantor paid by ALICIA D. HOGAN, JOSEPH H. ELMORE and BARBARA A. ELMORE, hereinafter called the Grantees, does hereby grant, bargain, sell and convey unto the Grantees, each an undivided one-third (1/3) interest, as tenants in common, in and to that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Jackson, State of Oregon, described as follows:

PARCEL I:

The North One-half (1/2) of the Southwest Quarter, the Northwest Quarter of the Southeast Quarter, the Southwest Quarter of the Northeast Quarter, of Section 32; and the Northeast Quarter of the Southeast Quarter of Section 31; all in Township 38 South, of Range 4 West of Willamette Meridian, in Jackson County, Oregon, containing 200 acres, more or less.

PARCEL II:

The Southeast Quarter of the Southwest Quarter of Section Thirty-two (32) in Township Thirty-eight (38) South, of Range Four (4) West of the Willamette Meridian, in Jackson County, Oregon.

Also, beginning at the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section Thirty-two (32) in Township Thirty-eight (38) South, of Range Four (4) West of the Willamette Meridian, in Jackson County, Oregon, and running East along the Section line to a point in the center of the Public Road as it is now located; thence in a Northeasterly direction along the center line of said Public Road to a point in the center of Thompson Creek; thence Northerly along the center of Thompson Creek to the Northerly line of said Southwest Quarter of the Southeast Quarter of said Section Thirty-two (32); thence Westerly along said line to the Northwest corner of the Southwest Quarter of the Southeast Quarter; thence South to place of beginning; and being all of that part of the Southwest Quarter of the Southeast Quarter of said Section Thirty-two (32), lying and being West of the County Road and Thompson Creek, containing 15 acres, more or less.

PARCEL III:

Commencing at the center of the county road, known as Steamboat Road, at a point where the South line of the Southwest Quarter of the Southeast Quarter of Section 32, Township 38 South, Range 4 West, of the Willamette Base and Meridian crosses said Steamboat Road, running thence East along said line to the center of the Main Channel of what is known as Thompson's Creek; thence in a northeasterly direction along said channel to a point where the said Steamboat Road crosses said Thompson Creek; thence in a Southwesterly direction along the center of said Steamboat road to the place of beginning, the same containing 5 acres, more or less, also the right of way over the land of the party of the first part for a pipe line from certain ditches, now made, and to

be made, from said ditches, now made and to be made, to said five acres above described, said pipe line being 1000 feet more or less.

Reserving from said lands for county road purposes, that portion of a strip of land sixty feet (60) wide lying within the described property, being 30 feet on each side of the center line of the Thompson Creek County Road as now constructed and travelled. Also excepting all roads and/or rights of ways now existing across said property.

PARCEL IV:

The Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Thirty-two (32) in Township Thirty-eight (38) South, of Range Four (4) West of the Willamette Meridian, in Oregon.

Together with all springs, water rights and water ditches thereunto appurtenant.

Subject to the indebtedness of a Federal Land Bank Loan, #01216507-0

ALSO reserving to the grantors a life estate for their joint lives and for the life of the survivor as tenants by the entirety.

To Have and to Hold the above described and granted premises unto the said Grantees, as tenants in common, and their heirs, successors and assigns forever.

And Grantor hereby covenants to and with said Grantees and Grantees' heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted above, 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 none. The sole consideration passing is love and affection. The foregoing recital of consideration is true as I verily believe.

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 7th day of February, 1974.

Charles H. Elmore
Charles H. Elmore

Beryl Elmore
Beryl Elmore

STATE OF OREGON)
) ss.
County of Josephine)

Personally appeared the above named CHARLES H. ELMORE and BERYL ELMORE, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

12:42 JUN 3 1974 J.M.

HARRY CHIPMAN
CLERK and RECORDER
By Leona Peterson Deputy

BEFORE ME:

Margaret D. Dahl
Notary Public for Oregon
My Commission Expires: 2/9/77



Life Estate