

CFR 1094

Robert H. Carlson

CFR/0 94

Century Farm & Ranch Program Application

Date May 10, 2005

Type of designation (please check)

☒ Century Farm

☐ Century Ranch

Legal owner's name Robert H. Carlson

(Please attach contact information if different than legal owner)

Mailing address Redacted for Privacy

Telephone Redacted for Privacy

E-mail address

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

Township 1S Range 4E Section 16

Original family owner(s) or founder(s) Gust & Mathilda Carlson

Date (year) this farm or ranch was acquired by founder(s) June 15, 1905

(Attach verifying documentation. See Application Qualification #7)

Founder(s) came to Oregon from Mitchell, South Dakota

Who farms or ranches the land today? Robert H. Carlson and James R. Carlson

Relationship to original owner (See Appl. Qualification #5. Please explain lineage) Grandson, Great-Grandson

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

If yes, please describe The original house is used as a dwelling.

History of crops or livestock raised on farm or ranch (use additional pages, as needed) Initially the farm was used for general farming and livestock, then was adapted to ornamental nursery crops.

How many generations live on the farm or ranch today? 3

Please list names and birth years See Attached

[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.]

(Please continue application on next page.)

Statement of Affirmation

I, Robert H. Carlson

Redacted for Privacy

hereby affirm and declare that the farm or ranch which I own at
Gresham, OR 97080, in the County of Multnomah

has 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 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. By signing below, I understand that I am consenting to the use of both information and photographs.

Robert H. Carlson

05-26-05

Signature of Owner

Date

Certification by Notary Public

State of Oregon

County of Multnomah

Be it remembered, that on this 26 day of May, 2005, before me, the undersigned, a Notary Public in and for said county and state, personally appeared the within named Robert Carlson, 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.



Sasha Schwenk

Notary Public for Oregon

My Commission Expires 3/14/06

Fees

Application Fee

(includes one certificate)

\$ 50.00

Additional Certificates (\$15 each)

\$ 15

Total enclosed

\$ 65

Make checks payable to:

Oregon Agricultural Education Foundation or OAEF

For office use only

Date Received 5-31-05

Approved? Yes No

Authorization _____
Century Farm & Ranch Program Coordinator
OHS Library

MSS 1604 Program ID No. _____



Redacted for Privacy

May 25, 2005

Glenn Mason, Program Coordinator
Century Farm and Ranch Program
Oregon Agricultural Education Foundation
3415 Commercial Street SE
Salem, OR 97302

RE: Century Farm Application

Dear Glenn,

Enclosed is our application for century farm. I believe there is sufficient documentation to show continuous ownership for 100 years. If you have any questions please feel free to contact me.

Sincerely,

Robert H. Carlson

Family History

Gustav G. Carlson was born in Sweden in 1842. He emigrated to the United States in November 1891 landing at the port of Sault Ste. Marie. He and his wife Mathilda settled in Davidson County, Mitchell, South Dakota. They had 3 sons, Oscar, Carl and Harry. In 1905 they came to the Gresham, Oregon area by train from South Dakota and purchased 40 acres of land. Their original residence still stands today. Gustav Carlson passed away on July 2, 1932 leaving the farm to Carl and Harry Carlson. Oscar Carlson passed away earlier after an accident while working at Bonneville Dam.

Harry John Carlson was born May 7, 1900, in Pierre, South Dakota. He was 5 years old when the family moved to Oregon. He attended Lusted Grade School and graduated from Gresham High School. He began growing roses, shade trees, fruit trees and working for other nurseries in 1921. In 1924 he married Mabel Sloop and settled on the family farm, building a house that stands next to the original homestead. That residence today serves as a residence for Michelle Carlson, Harry Carlson's granddaughter, as well as offices for Carlson Nursery. Harry and Mabel had 2 children, Shirley born in 1925 and Robert born in 1929.

In 1955 Harry and Robert formed Carlson Nursery and started growing conifers. The company was incorporated in 1966. Harry Carlson retired in 1970 but kept busy with his interest in Azaleas and bonsai until his death at age 80 in 1981.

Mabel Carlson was also very active in the business doing the propagation and running the office. She stayed active in the business until her death at age 92 in 1996.

Robert Carlson attended Lusted Grade School, graduated from Sandy High School and attended Oregon State University. After spending time with the U.S. Army in Japan and Korea he came home and worked for Scenic Fruit and Reynolds Aluminum before starting Carlson Nursery with Harry Carlson. In 1958 Robert married Annell Anderson and they built a house on the property just north of Harry and Mabel's house.

Robert and Annell had 2 children, James Robert born in 1965 and Michelle Ann born in 1971. Robert is still active on the farm today. Annell is retired from being a teacher in the Parkrose and Reynolds School Districts.

James Carlson attended Orient Grade School, graduated from Sam Barlow High School and earned a Bachelor of Science Degree from the University of Portland. In June 1990 he married Susan Yutze of Gresham. They made their home on 5 acres of land that is across Lusted Road to the south of the original 40 acres. They have 3 children, Karen born in 1993, Katherine born in 1996 and Kristen born in 2000. James Carlson is the Vice-President of Carlson Nursery and oversees daily operations of the farm. Susan Carlson is employed by Townsend Farms of

Troutdale as Quality Assurance Manager.

Michelle Carlson attended Orient Grade School, graduated from Sam Barlow High School and earned a Bachelor of Arts Degree from Linfield College. She currently lives on the farm in Harry and Mabel Carlson's original residence and works as a legal secretary in Portland.

Carlson Nursery has grown from the original 40 acres and now encompasses nearly 100 acres all in the immediate vicinity of the original farm. Carlson Nursery grows over 100 varieties of conifers, 20 varieties of broadleaf evergreens and 20 varieties of shade and flowering trees. Our customers are located on the west coast, midwest and northeastern United States.

Key to Succession of Ownership

On June 15, 1905 Gustav and Mathilda Carlson purchased the original 40 acres of property.

On Nov. 25, 1930 Gustav Carlson Deeded 8.82 acres of the original 40 acres to his son Harry John Carlson.

On July 16, 1932 after the Death of Gustav Carlson, his sons Carl and Harry divided the original 40 acres more or less equally with Carl taking ownership of 18.51 acres and Harry taking ownership of 9.85 acres as well as the 8.82 acres previously deeded to him by Gustav Carlson.

In 1949 Shirley (Carlson) Farren purchased 18.51 acres from Carl Carlson. In 1958 the 18.51 acres was purchased from Shirley Farren by Robert and Annell Carlson.

The 8.82 acres owned by Harry and Mabel Carlson was deeded to Robert Carlson in a life estate and title passed to Robert Carlson upon Mabel's death in 1996.

The 9.85 acres of land was deeded to Shirley (Carlson) Farren on October 16, 1972 from Harry and Mabel Carlson. On December 8, 1987 the 9.85 acres was purchased from Shirley Farren by James Carlson.

Currently the original 40 acres is owned as follows: Robert and Annell Carlson own 2 parcels containing 18.51 and 8.08 acres more or less and James Carlson owns 9.85 acres more or less.

The original farm is highlighted green on the enclosed map. The blue and orange areas comprise land that was acquired later and is currently under cultivation by Carlson Nursery.

WARRANTY DEED

B. F. Hawley and Mary E.
Hawley, his wife,

To

Gust Carlson

DEED RECORDS

Book 341 Page 132

Date June 15 1905

Rec. Jul 26 1905

Rec. Aug 26 1905

Con. \$2320.00

Grant, bargain, sell and convey
all of the following described real property situate in Multnomah County,
State of Oregon, to-wit:

All of the South West 1/4 of the South West 1/4 of Section
16, Township 1 South of Range 4 East of the Willamette Meridian, contain-
ing 40 acres, more or less.

Covenants- free from all incumbrances;
General Warranty.

Two witnesses

Signed & sealed

Acknowledged Jul 26 1905.

MORTGAGE

EXHIBITION, filed May 6 1905

RECORDS OF ROADS
Book 3 Page 340
MORTGAGE RECORDS

Gust Carlson and Mathilda

Carlson, his wife,

Book 256 Page 204

Date June 15 1905

Rec. Aug 26 1905

Con. \$2320.00

Corner Road No. 414 at 1270.2 feet to iron pipe at center

B. F. Hawley

Mt Hood by grade 3298.1 ft iron pipe.

3581 crest

3458.1 iron pipe

MARGINAL RECORD: 1270.2 ft center Road 4302 at J Sierats S W Corner.

"Full Satisfaction of the within Mortgage is hereby
acknowledged this 1st day of November 1905.

B. F. Hawley

Attest:

F H Fields, County Clerk

By W G Kerns, Deputy." in Road 1003 end of survey (read 40 feet.
wide)

IN THE CIR WARRANTY DEED THE STATE OF OREGON
FOR THE COUNTY OF MULTNOMAH

Gust Carlson, unmarried

DEED RECORDS

To

Ps. Book 105 Page 510

Date Nov 25 1930

Harry J. Carlson and Mabel V.

Rec. Dec 2 1930

Carlson, his wife, FOR APPOINTMENT OF ADMINISTRATOR Con. \$10.00 19 1932.

Your petitioner, Carl A. Carlson, respectfully alleges and shows to the court as follows:

Your petitioner is a resident and inhabitant of Multnomah County, Oregon. His address is Route 3, Box 288, Oresham, Oregon. all the following bounded and described real property, situated in the County of Multnomah, and State of Oregon:

A parcel of land in Section 16, Township 1 South, Range 4 East of W. M. described as follows: Beginning at a point in the center of the intersection of the Canyon and Lusted roads which point is the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 16, Township 1 South, Range 4 East W M, running thence west 162 feet; thence North 178 feet; thence West 66 feet; thence North 130 feet; thence West 254.7 feet; thence North 675 feet; thence East 482 feet to center line Canyon Road; thence South 983 feet to place of beginning, containing 8.82 acres, excepting that part which is dedicated for public roads.

Covenants- free from all incumbrances; petitioner, Carl A.

General Warranty. For Harry J. Carlson, administrator.

Two witnesses

Signed & sealed

FOR REFERENCE

OK

BARGAIN AND SALE DEED

CA 11

KNOW ALL MEN BY THESE PRESENTS, That SHIRLEY FARREN

, hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
JAMES R. CARLSON

, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the
tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County
of Multnomah, State of Oregon, described as follows, to-wit:

Beginning at the Northwest corner of the Southwest quarter of the Southwest quarter
of Section 16, in Township 1 South, Range 4 East, Willamette Meridian, running thence
South following the westerly line of said Section 16, 328 feet, thence East parallel
with the North line of said Southwest quarter of the Southwest quarter of said Section
16, 1328.3 feet, more or less, to the West boundary of what is known as the Altman
Road; thence North following the West boundary of said Altman Road to the North
line of the Southwest one-quarter of the Southwest one-quarter of said Section 16,
thence west following the North line of said Southwest quarter of the Southwest
quarter of said Section 16, to the place of beginning, containing ten acres of
land, more or less.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 27,000.00

However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which). (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 8th day of December, 1987 ;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by
order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
SCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND
USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING
THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE
PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR
COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Shirley Farren

(If the signer of the above is a corporation,
use the form of acknowledgment opposite.)

(ORS 124.570)

STATE OF OREGON,)
County of Multnomah) ss.
The foregoing instrument was acknowledged before
me this December 8, 1987, by
SHIRLEY FARREN

STATE OF OREGON, County of) ss.
The foregoing instrument was acknowledged before me this
, 19, by
president, and by
secretary of

a corporation, on behalf of the corporation.

(SEAL) My commission expires: 7-6-90

Notary Public for Oregon
My commission expires: (SEAL)
(If executed by a corporation,
affix corporate seal)

BOOK 2191 PAGE 478
BOOK 2195 PAGE 90

KNOW ALL MEN BY THESE PRESENTS, That
A. Royce Farren and Shirley Evelyn Farren, husband and wife, who acquired
title as Shirley Evelyn Jackson, hereinafter called the grantor,
in consideration of Four Thousand and no/100----- Dollars,

to grantor paid by Robert H. Carlson and Annell R. Carlson, husband and wife,
hereinafter called the grantee,
does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs and assigns, that
certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or apper-
taining, situated in the State of Oregon and the county therein named below, described as follows, to-wit:

All of the Southwest one-quarter of the Southwest one-quarter of Section 16, Township 1 South, Range 4 East of the Willamette Meridian, in the County of Multnomah and State of Oregon, EXCEPTING therefrom the following:

Beginning at the Northwest corner of the Southwest one-quarter of the Southwest one-quarter of Section 16, Township 1 South, Range 4 East of the Willamette Meridian, running thence South following the Westerly line of said Section 16, 328 feet; thence East parallel with the North Line of said Southwest one-quarter of the Southwest one-quarter of said Section 16, 1328.3 feet more or less, to the West boundary of what is known as the Altman Road; thence North following the West boundary of said Altman Road to the North line of the Southwest one-quarter of the Southwest one-quarter of said Section 16; thence West following the North line of said Southwest one quarter of the Southwest one-quarter of said Section 16, to the place of beginning.

EXCEPTING, also, that certain portion of said Southwest one-quarter of the Southwest one-quarter of said Section 16, described as follows:

A parcel of land in Section 16, Township 1 South, Range 4 East of the Willamette Meridian, described as follows:
Beginning at a point in the center of the intersection of Canyon and Lusted Roads which point is the Southeast corner of the Southwest one-quarter of the Southwest one-quarter of Section 16, Township 1 South, Range 4 East of the Willamette Meridian; running thence West 162 feet; thence North 178 feet; thence West 66 feet; thence North 130 feet; thence West 254.7 feet; thence North 675 feet; thence East 482 feet to center line of Canyon Road; thence South 983 feet to the place of beginning, EXCEPTING that part which is dedicated for public roads.

EXCEPTING, also, the following piece: Beginning at a point 228 feet West of the Southeast corner of the Southwest quarter of the Southwest quarter of Section 16, Township 1 South, Range 4 East of the Willamette Meridian; thence North 308 feet; thence West 254.7 feet; thence South 308 feet; thence East 254.7 feet to the point of beginning; EXCEPT the rights of the public in and to that portion thereof included in Lusted Road.

UNITED STATES OF AMERICA,

State of South Dakota, County Court.

Davison CountyJ. I. PetterssonI, the subscriber, the Clerk of the County Court in and for the County of
Davison, State of South Dakota, being a Court of Record, and made oath that he was born inSwedenon or about the year Eighteen Hundred and forty two; that heemigrated to the United States and landed at the port of Sanct. St. Marie on orabout the month of November in the year Eighteen Hundred and Ninety one

that it is his bona fide intention to become a

Citizen of the United States,

And to renounce forever all allegiance and fidelity to any foreign Prince, Potentate, State or Sovereignty whatso-

ever, and particularly to The King of Norway and Sweden

whereof he is a subject, and that he will support the Constitution and Government of the United States.

J. I. PetterssonSUBSCRIBED and sworn to before me this 16th day of April A. D. 1894Seal 1C. J. Johnson
Clerk County Court.STATE OF SOUTH DAKOTA, }
COUNTY OF DAVISON. } ss.I, C. J. JohnsonClerk of the County Court within and for the
County of Davison, State of South Dakota, certify the above to be a true transcript of the record as the same remains
in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the

seal of said Court at my office in Mitchell, this 16thday of April A. D. 1894

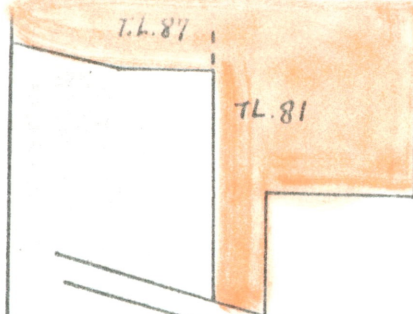
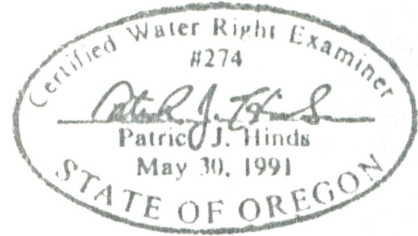
UNITED STATES OF AMERICA.

Circuit Court within and for the County of Davison
Fourth Judicial Circuit, State of South Dakota, S. S. &

Be it remembered, That on the 12th day of January in the
year of our Lord, One Thousand ~~Nine~~ ^{Eight} Hundred and Twenty Eight, personally appeared before the
Honorable Frank B. Smith, Presiding
Judge of the Circuit Court within and for the County of Davison and state of
South Dakota, for the 'circuit aforesaid' Gustaf G. Carlsson
an alien born, above the age of twenty-one years, and applied in open court to be admitted to become a
naturalized citizen of the United States of America, pursuant to the several acts of Congress heretofore
passed on that subject. And the said Gustaf G. Carlsson

having thereupon produced to the Court, record testimony
showing that he had heretofore reported himself and filed his declaration of his intention to become a
citizen of the United States, according to the provisions of said several acts of Congress, and the Court
being satisfied, as well from the oath of the said Gustaf G. Carlsson
as from the testimony of Thomas Weylen and

Carl Gabrielson who are known to be citizens of the United
States, that the said Gustaf G. Carlsson has resided within
the limits and under the jurisdiction of the United States for at least five years last past, and at least
one year last past within the limits of the State of South Dakota, and that during the whole of that
time he has behaved himself as a man of good moral character, attached to the principles contained in
the Constitution of the United States, and well disposed to the good order, well being and happiness of
the same; and two years and upwards having elapsed since the said Gustaf G. Carlsson
Carlsson reported himself, and filed his declaration



PIPE LINE ROAD

1/4 CORNER

UNNAMED
INTERMITTENT
STREAM

TL.48
1/16
CORNER

TL.15

TL.16

TL.17

TL.37

16.8 AC.

TL.28 2

I.R. FND.

1/16
CORNER

THE WELL POINT IS 418 FEET NORTH
AND 61 FEET EAST OF THE SOUTHWEST
CORNER OF SECTION 16.

WELL POINT

BASIS OF BEARING IS C.O.P.
STATE PLANE COORDINATE SURVEY

SCALE 1"=400'

LUSTED ROAD

17

16

20

21

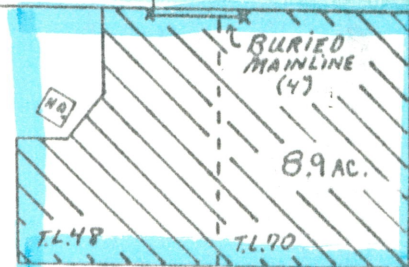
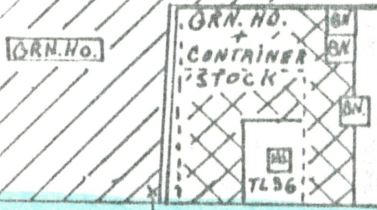
FINAL PROOF SURVEY

UNDER

APPLICATION # G-13032 PERMIT # G-11814

IN THE NAME OF

CARLSON NURSERY, INC.



1/16
CORNER

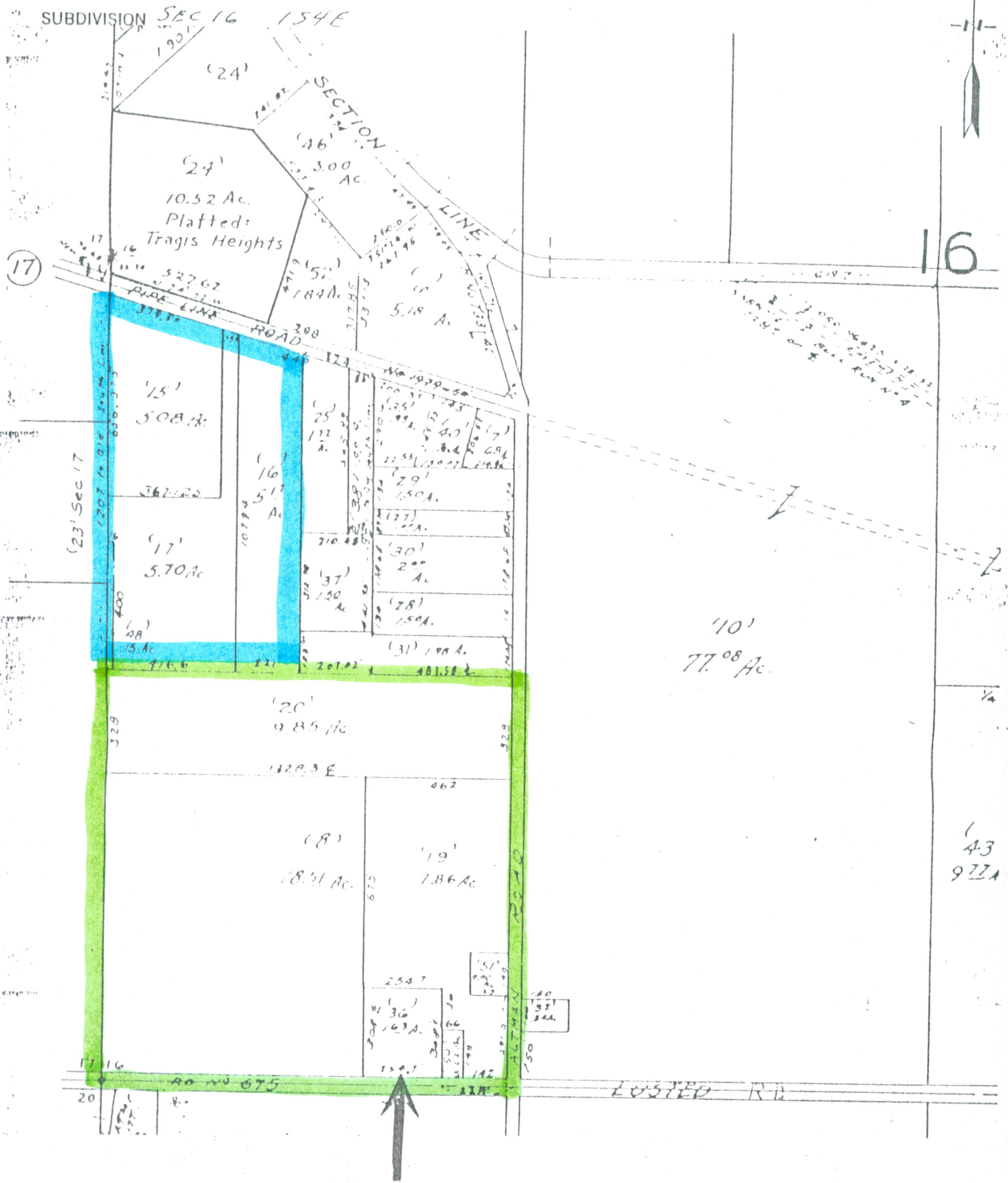
SURVEYED SEPT. 27, 1997



ASSUMES NO LIABILITY FOR ANY VARIATIONS AS MAY BE DISCLOSED BY ACTUAL SURVEY

Title Insurance Company

ORDER NO. 536663



About 1905-1906



Harry

Carl

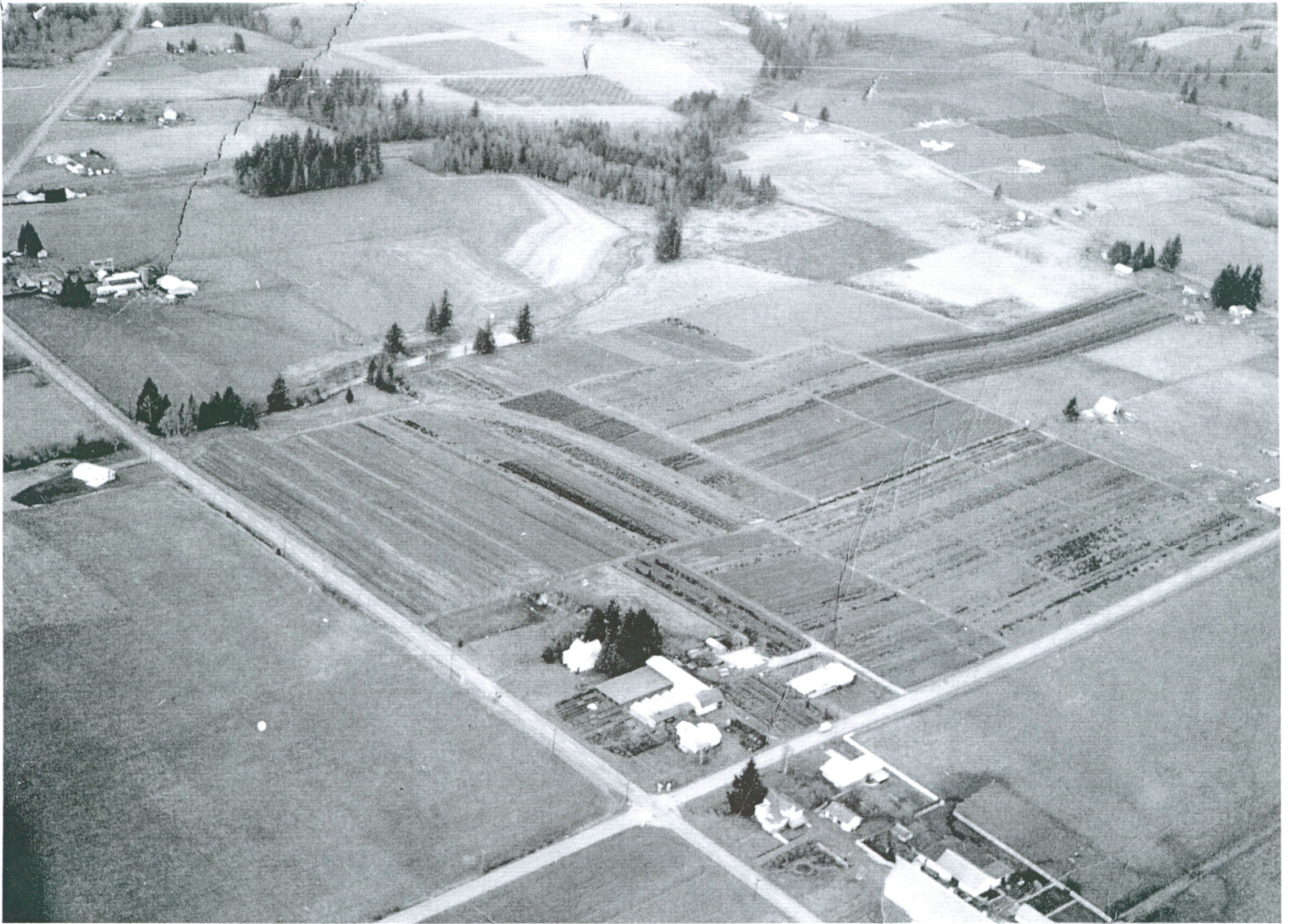
Oscar



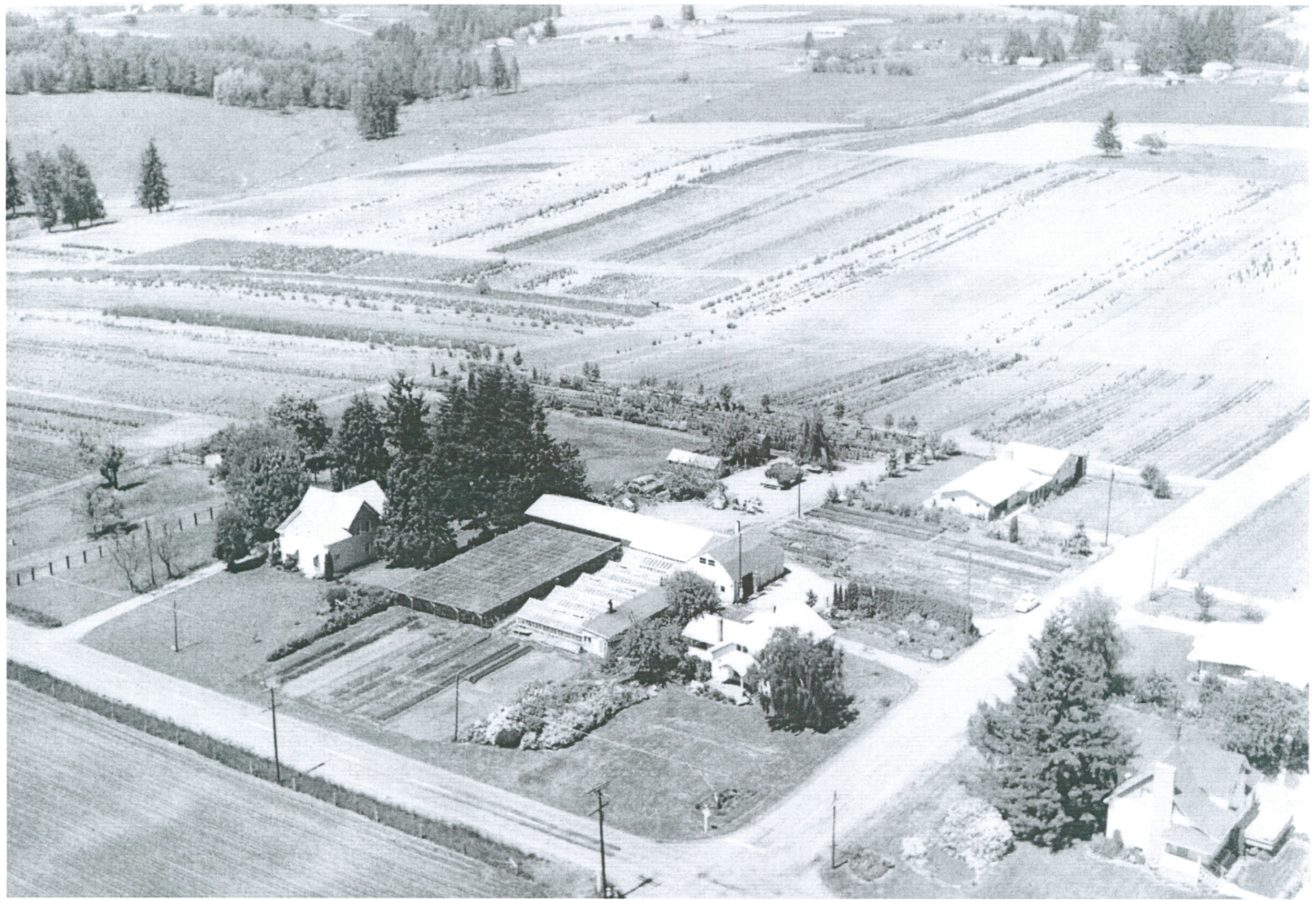
Gustav

Mathilde

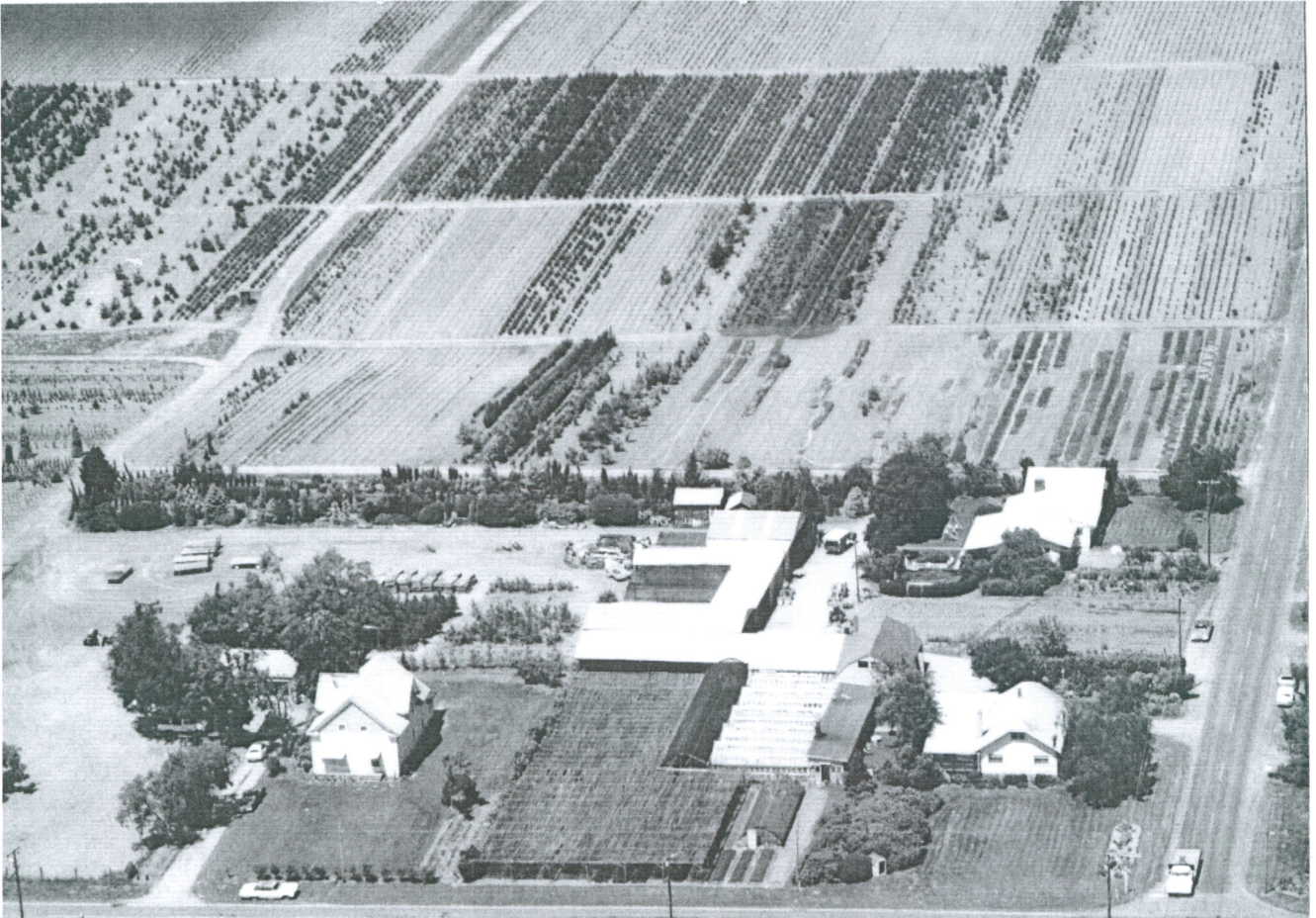
Around 1960



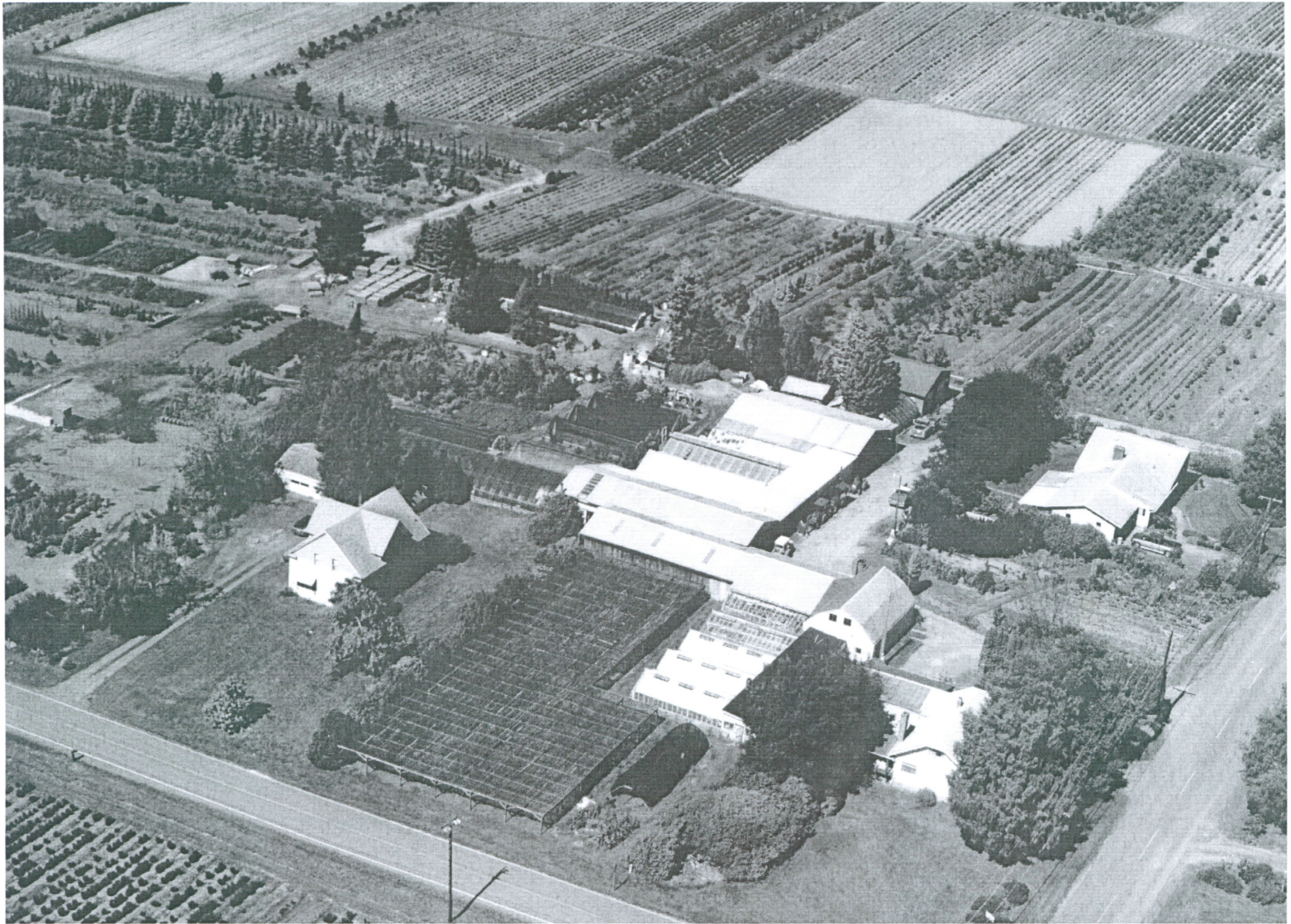
1960



1980



1995



Description of Tracts I and II

TRACT I: A tract of land situated in the southwest quarter of the southwest quarter of Section 16, Township 1 South, Range 4 East, of the Willamette Meridian, County of Multnomah and State of Oregon, more particularly described as follows:

BOOK 1515 PAGE 1005

Beginning at a point in the south line of Section 16 which bears Westerly 162 feet from the southeast corner of said legal subdivision; thence North Parallel with the most westerly line of that certain tract conveyed to Harry J. Carlson and Mabel V. Carleon by Deed Book 105, Page 510 of Deed Records, a distance of 178.00 feet; thence Westerly parallel with the South line of said legal subdivision 66.00 feet; thence South parallel with the most westerly line of said Carlson Tract 178.00 feet to a point in the south line of said Section 16; thence Easterly along said south line 66.00 feet to the point of beginning. EXCEPT THEREFROM that portion lying within the right of way of Lusted Road, a 60-foot County Road.

TRACT II: *A parcel of land in Section 16, Township one South, Range 4 East of W.M. described as follows:

Beginning at a point in the center of the intersection of the Canyon and Lusted roads which point is the Southeast corner of the Southwest quarter of the Southwest quarter of Section 16, Township one South, Range 4 East, W.M.: running thence west 162 feet; thence North 178 feet; thence West 66 feet; thence North 130 feet; thence West 254.7 feet; thence North 675 feet; thence East 482 feet to center line Canyon Road; thence South 983 feet to place of beginning, containing 8.82 acres, excepting that part which is dedicated for public roads.