

CFR 1198

Duck Inn Group, LLC

Honoring Ceremony

Successful applicants are invited to a special ceremony at the Oregon State Fair August 24, 2013 at 1:00 p.m. and receive a certificate, with acknowledgement by the governor of Oregon and the director of the State Department of Agriculture. The certificate has the name of the farm or ranch and is suitable for framing.

Still Have Questions About the Program?

Contact **Sharon Leighty, Program Coordinator**, at **503-400-7884** or cfr@oregonfb.org

Thank you for helping us preserve Oregon's rich agriculture heritage and the important role it plays in keeping the state a healthy and vital place for Oregon residents and visitors. For more information about the Oregon Century Farm & Ranch Program visit www.oregonfb.org.

Note: A source to help you research a farm or ranch history, American Farms: Exploring Their History, written by R. Douglas Hurt, published by Krieger Publishing Co., Malabar, FL, originally printed in 1996, is available at some Oregon libraries or through interlibrary loan.

A program of the Oregon Agricultural Education Foundation

Oregon Century Farm & Ranch Program Application

Date April 19, 2013

Type of designation (please check) Century Farm Century Ranch

Legal owner / Applicant name Duck Inn Group, LLC

Farm or Ranch Name Duck Inn Group, LLC

Mailing address of Legal Owner / Applicant Redacted for Privacy

Redacted for

Telephone Redacted for Privacy E-mail address

Redacted for Privacy

Oregon Century Farm & Ranch Program
Oregon Agricultural Education Foundation
3415 Commercial Street SE, Salem, OR 97302
503-400-7884 or cfr@oregonfb.org

Contact name (if different than legal owner) Joe Adelman

Mailing address of contact Redacted for Privacy
NE

Redacted for Privacy

Contact telephone Redacted for Privacy E-mail address
Redacted for Privacy

Location of farm or ranch (which is the subject of this application):

County Marion

Distance 1 mile south from nearest town
Gervais

Township 5 South Range 2 West Section
35

Address or physical location of the farm or ranch (which is subject of this application)

Redacted for Privacy

Redacted for Privacy

GPS (Global Positioning System) Coordinates, if known

Please attach a map or drawing showing the location of the eligible property within the context of the family farm or ranch.

(Continue application on next page)

Oregon Century Farm & Ranch Program Application - Continued

Founder(s):

Original family owner(s) or founder(s) John Adelman (great-grandfather)

Date (year) this farm or ranch was acquired by founder(s)

12/15/1904

(Attach verifying documentation. See Application Qualification #7)

Who farms or ranches the land today? 13 acres farmed by Adelman brothers, including 2 ½ acres of the original farm, 102 acres rented, and 2 acres not farmable

Relationship of applicant to original owner. Clearly explain lineage from original ownership documents to current applicant. *(See Application Qualification #7)*

John Adelman, great-grandfather of Adelman brothers, purchased the original 21.4 acre farm in 1904. Frank and Lena Adelman, grandparents, purchased the property on 1/23/1912. Anton and Dorothy Adelman (parents) purchased the farm on 11/17/1945. The Adelman brothers inherited the farm and conveyed all the property to the Duck Inn Group, LLC on 1/14/2005. See attachment for the Adelman farm history in Oregon 1904-2013 as recorded in Marion County Assessor records.

If the farm or ranch has ever been rented or leased, please explain the owner's role in this relationship. For example, is the owner actively involved in the management of the land?

The Adelman brothers are actively involved in the management of the farm, including the rental agreement with 4B Farms; meeting annually with renter to discuss terms, conditions, crops grown, etc.

History of buildings:

Are any of the original buildings still in use? Yes No The original farm had no buildings.

When was the first house built? If it is still in use, describe the changes that have been made.

The first house on the subject property was purchased by Frank and Lena Adelman, grandparents, in 1943. The house was built prior to 1900 and is still in use today. A wood baseboard heater was added to the downstairs bedroom in the late 1950s; a second bathroom was added in the mid-1960s; and the wood stove was replaced with a natural gas stove in the early 1990s and the woodshed was torn off; few other changes have been made to the house.

When was the first barn built? Is it still standing?

No barns have ever been on the property.

When were other structures built (examples: silos, machine shops, coops, smokehouses, dryers, etc.). Describe the changes that have been made.

The machine shed on the property was constructed in the early 1950s. The electric wiring was updated a couple of years ago.

(Continue application on next page)

Oregon Century Farm & Ranch Program Application – Continued

Are any of the buildings listed on the National Register of Historic Places? Yes No

If, “yes”, please describe and note the listed name of the property here:

History of crops or livestock raised on farm or ranch:

What were the early crops or livestock? From 1904-1941, the main crops on the property were walnuts, filberts, prunes, cherries, gooseberries, strawberries, hops, and grain.

How many acres were included in original farm or ranch? The original deed indicated 24.1184 acres less the Loretta J. Walker house. The current Marion County records indicate 21.4 acres in this parcel.

How did the crops / livestock / use of farm or ranch change over the years? From 1941-1990, the main crops were walnuts, hazelnuts, prunes, cherries, gooseberries, blackberries, grass seed, peppermint, clover, wheat, strawberries, potatoes, bush beans, pasture/cattle, and Christmas trees. The main changes in crops over the years were moving from fruit and nuts to specialty crops like grass seed, vegetables, vegetable seed, and Christmas trees.

What are crops / livestock raised on the subject farm or ranch today? From 1990-2013, the main crops were grass seed, wheat, Christmas trees, garlic, squash seed, sugar beet seed, corn, bush beans, and alder pulp.

How many acres does the subject farm or ranch include today? The Duck Inn Group, LLC farm includes 116.95 acres.

How many acres are in agricultural use today? All of the property is in agriculture use today with all of the land zoned EFU.

Oregon Century Farm & Ranch Program Application – Continued

The family:

How many generations live on the farm or ranch today?

Only the fourth-generation Adelman brothers survive today. None of the Adelman brothers live on the farm.

List names and birth years:

John Adelman: 1855-1941 Rosa Adelman: 1855-1919
Frank Adelman: 1879-1974 Lena Adelman: 1881-1955
Anton Adelman: 1911-1999 Dorothy Adelman: 1922-2003
Jim Adelman – 1944
Dan Adelman – 1946
Ed Adelman – 1950
Pat Adelman – 1953
Carl Adelman – 1959
Joe Adelman - 1963

Submit two or three pages of family history narrative, including, but not limited to generational transfers of the farm or ranch. Please also submit historical & current photos of the property & family, if available. Digital format photos (at highest resolution [300 dpi]) are particularly desirable, so that they may be used in publications, the CF&R Program Database or the web site. Submitted information, including photos, will be deposited in the OSU Libraries – Special Collections & Archives Research Center for future reference. Please send digital photos included with your application to cfr@oregonfb.org by **May 1**.

Type of information to include in your family history narrative:

- Where founder(s) may have moved from to farm or ranch
- Significant events in the family (births, deaths, marriages, etc.)
- Any major changes to operations (methods of production, etc.)
- Additional information on crops, buildings, other changes from the original farm or ranch

(Continue application on next page)

Statement of Affirmation

I, Joe Adelman

hereby affirm and declare that the farm or ranch which I own at Redacted for Privacy

Redacted for Privacy, in the County of Marion

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 OSU Libraries – Special Collections & Archives Research Center and be made available for public use. By signing below, I understand that I am consenting to the use of both information and photographs.

Joe Adelman Signature of Owner 4/22/13 Date

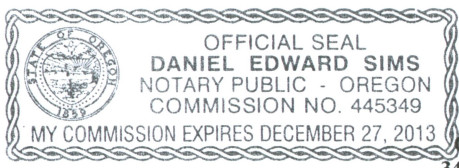
Certification by Notary Public

State of Oregon County of Marion

Be it remembered, that on this 22 day of April, 2013, before me, the undersigned, a Notary Public in and for said county and state, personally appeared the within named Joseph Adelman, known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that Joseph Adelman 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



Oregon Century Farm & Ranch Program
Oregon Agricultural Education Foundation
3415 Commercial Street SE, Salem, OR 97302
503-400-7884 or cfr@oregonfb.org

Adelman Family History

At the beginning of the 18th century, many German emigrants moved to Hungary including the Adelmann family. People lived in communities according to their faith and nationality, which produced a poor social and economic life for most people. In the late 1890s, the Adelmann's lived in Sintana, Hungary (now on the western border of Romania). Johann Adelmann, great-grandfather of the Adelman brothers, was a blacksmith and owned 1½ acres outside of the village. He plowed, sewed, and harvested by hand because no machinery was available. Sintana had two other blacksmiths and there was little work for Johann. When he heard about the United States from some people in a neighboring town, he decided to pursue the "American Dream" and try his luck there. In July of 1893, Johann, his wife Roselie, their children Franz, Anna, Katharina, and Stefan together with his brother Max, Sr., and his wife Therese, and children Anton and Max, Jr. travelled by train to Hamburg, Germany. They left behind their parents and six siblings.

The Adelmans set sail for America on the Solingen, a small ship of about 300 passengers, which took about 16 days to reach Ellis Island, New York on August 4, 1893. From New York, they travelled by train to Richardson, North Dakota. The land in North Dakota had not been surveyed, so the families of John and Max Adelman (notice the name and spelling changes) settled where they found it suitable. They lived in a one-room sod brick house. A plow, pair of oxen, and a barrow were the only equipment they had to raise the grain and corn, which they traded for groceries. They raised cows and pigs for meat. John Adelman bought a blacksmith outfit, but he did not get paid for most of his work because the farmers in the area had no money. After one year, the Max Adelman family moved to Oklahoma. After two years in the unbearable cold, blizzard winters of North Dakota, the John Adelman family moved to Lincoln, Illinois and later to Bloomington, Illinois. They worked as farm hands and on the railroad. In April, 1900, John Adelman became a naturalized citizen of the United States.

The West seemed to offer greater opportunities, so on to Oregon they travelled in 1902. A large German community was settled in the Mt. Angel-Gervais area. In October, 1902, John Adelman bought 58.2 acres south of Gervais, partially in the old city of Waconda. The farm included a commercial prune dryer and later a nut dryer. This farm is not included in the Century Farm application because it was sold by 1977.

On December 15, 1904, John Adelman bought 24.1184 acres, excluding a house/land owned by Loretta J. Walker, across the state highway from his earlier purchase. This land remains in the Adelman family and is the subject of the Century Farm application.

In 1905, Frank Adelman (grandfather) married Lena Prantl and began working on a partnership basis with his father on the farm. From 1906 to 1916, they had six children. Anton, father of Adelman brothers, was born in 1911. Frank and Lena bought the farm from his parents in 1912.

He raised prunes, hops, and grain. John and Rosa bought a lot in the City of Gervais and moved to town. When hops gave out, Frank set to work raising berries, fruit, nuts, and grain.

In 1943, Anton Adelman married Dorothy Itel, and moved to the former Loretta J. Walker house on the current Duck Inn Group, LLC property. From 1944 to 1963, the six Adelman brothers were born to Anton and Dorothy. In November 1945, Anton and Dorothy Adelman bought the 24.1 acre farm from his parents, which is the original farm in this application and the house where they were living.

In 1945, Frank and Lena Adelman retired and moved across the state highway to a house north of Duck Inn Road. In 1949, they moved to a house in Gervais.

From 1941 to 1958, Anton and Dorothy Adelman bought a number of parcels of land, including 24.48 acres north of Hubbard in 1941. The other parcels they purchased were contiguous to the original 21.4 acres and included 4.83 acres east of the state highway; 0.65 acres north of Duck Inn Road; 57.96 acres east of the state highway; 1.13 acres south of Duck Inn Road; and 5.49 acres north of Duck Inn Road and east of the state highway. In 2005, the Adelman brothers inherited the 116.95 acre farm and conveyed all of the property to the Duck Inn Group, LLC.

The crops grown on the Adelman farm have changed significantly over the years. For many years, most of the crops were fruit, berries, and nuts. In the later years, specialty crops like grass seed, vegetables, vegetable seed, and Christmas trees have been grown. Grain, especially wheat, has been a regular crop on the property.

In the early 1950s, a machine shed was constructed on the property. In the early 1970s, an irrigation well was drilled. The farm contains very fertile Willamette Valley soils and has been a very productive enterprise.

SEC.35 T5S R2W WM, MARION COUNTY

5 2W 35

Cancelled
2001

LEGEND

LINE TYPES

| | |
|--|------------------------------------|
| TAX LOT BOUNDARY | OLD PROPERTY LINE |
| ROAD RIGHT-OF-WAY | VACATED RIGHT-OF-WAY |
| RAILROAD | RAILROAD RIGHT-OF-WAY |
| STREAM, LAKE, ETC. TAX LOT BOUNDARY | STREAM, LAKE, ETC. NON-BOUNDARY |
| SUBDIVISION BOUNDARY | PARTITION PLAT BDT. |
| TAX CODE BOUNDARY | EASEMENT |

SYMBOL TYPES

| | |
|------------------|--|
| D.L.C. | |
| CONTROL POINTS | |
| SURVEY MONUMENTS | |
| C.L.O. CORNERS | |
| SECTION | |
| 1/4 SEC | |
| 1/16 SEC | |
| 1/4 COR | |
| 1/8 COR | |

NUMBERS

TAX CODE NO.
000 00 00 0

ACREAGE - ALL ACREAGES EXCLUDE ANY PORTION THAT MAY LIE WITHIN THE INDICATED PUBLIC RIGHT OF WAYS.

TICK MARKS - WHEN A TICK MARK IS INDICATED ON THE EXTENSION OF A LINE, THEN THE DIMENSION GOES TO THE TICK MARK. GENERALLY THIS IS USED WHEN DIMENSIONS GO INTO PUBLIC RIGHT OF WAYS.



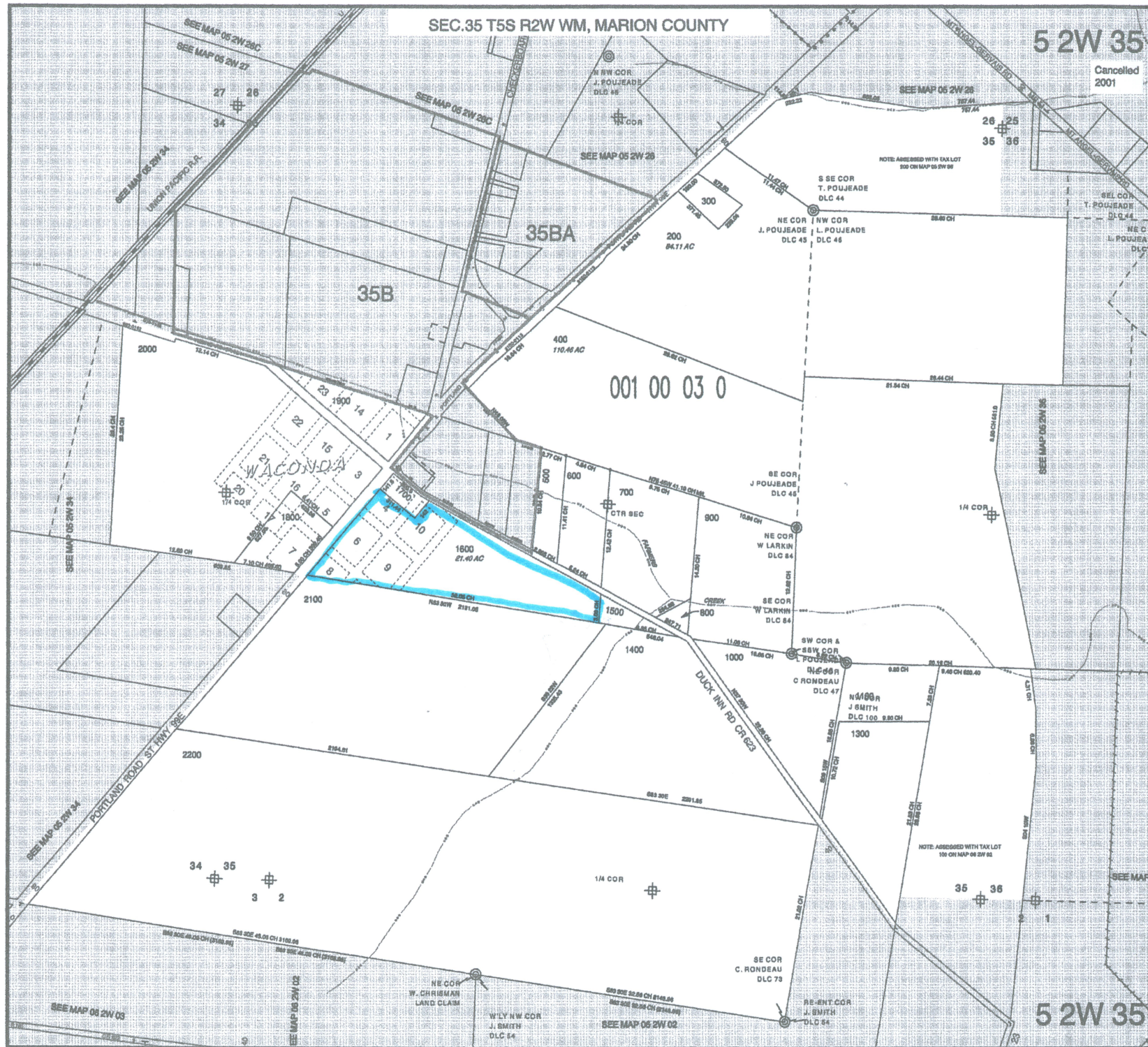
ARROWS ARE USED WITH DIMENSIONS IN AREAS OF GREATER COMPLEXITY.

NOTICE: This map was created for Assessor's Office use ONLY.



SCALE 1" = 400'
or 1:4800

Plot file created: March 02, 2010
\\server\maps\52W35.dwg



Adelman Farm History in Oregon 1904-2013 (Marion County Records)

| Transaction Date | Volume | Page | Transaction Description |
|------------------|--------|---------|---|
| 12/15/1904 | 89 | 301 | John Adelman (great grandfather) buys 24.1184 acres (less land/house owned by Loretta J. Walker) from Albert and Ida Schwab for \$1,600: the land being part of the William Larkins Donation Land Claim No. 84, T. 5S, R.2W, east of Highway 99E and south of Duck Inn Road - "Farm/shed" |
| 1/23/1912 | 143 | 339 | Frank and Lena Adelman (grandparents) buy 3 parcels of 45.225 acres, 13 acres, and 24.1184 acres from John and Rosa Adelman recorded in Vol. 81, Page 301-302, and Vol. 89, Page 301 |
| 9/25/1941 | 264 | 74 | Anton Adelman (father) buys 24.41 acres from Kenneth and Winifred Grim in Section 23, Township 4S, Range 1W west of Hubbard Cut-off state highway - "Hubbard" |
| 4/17/1943 | 283 | 219 | Anton Adelman buys 4.95 acres from Helen Hiller in William Larkins DLC No. 84 in Township 5S, Range 2W; west of Highway 99E and north of Keene Road - "Triangle" |
| 4/27/1943 | 283 | 223 | Frank and Lena Adelman buy 1.012 acres (Loretta Walker land/house) from C.C. and Eva Haynie in William Larkins DLC No. 84, south of Duck Inn Road and east of Highway 99E - "House" |
| 6/25/1943 | 285 | 677 | Frank and Lena Adelman buy land/house from Lawrence and Ida Jo Brown and Ralph and Lorayne Skopil located northeast of Lot 8 in Block 4 in the old City of Waconda, north of Duck Inn Road and east of Highway 99E - "Phillips" |
| 11/17/1945 | 333 | 132-133 | Anton and Dorothy Adelman buy 38.1304 acres from Frank and Lena Adelman including 3 parcels of 24.1184 acres (except Loretta Walker land/house), Vol. 143, Page 339; 1.012 acres (Loretta Walker land/house), Vol. 283, Page 223; and 13 acres Vol. 143, Page 339 |
| 3/9/1950 | 413 | 730-731 | Clyde and Florence Phillips buy 13 acres from Anton and Dorothy Adelman in Charles Rondeau DLC, Vol. 333, Page 132-133 |

| | | | |
|-----------|-----------|---------|--|
| 3/14/1950 | 414 | 530 | Anton and Dorothy Adelman buy land from M.C. and Mabel G. Smith in Charles Rondeau DLC No. 47 in Township 5S, Range 2W located east of Highway 99E - "Smith" |
| 1/29/1951 | 425 | 78 | Anton and Dorothy Adelman buy land/house from Frank and Lena Adelman purchased in Vol. 285, Page 677 - "Phillips" |
| 6/1/1951 | 429 | 592 | Anton and Dorothy Adelman buy land from Earl and Blanche Bennett in William Larkins DLC in Township 5S, Range 2W located south of Duck Inn Road - "Bennett" |
| 8/21/1958 | 515 | 130-131 | Anton and Dorothy Adelman buy land/house from Letta Ritchey Maple and L.A. Maple in William Larkins DLC in Township 5S, Range 2W located north of Duck Inn Road and east of Highway 99E - "Ritchey" |
| 1/14/2005 | Reel 2427 | 147-148 | Adelman brothers (Jim, Dan, Ed, Pat, Carl and Joe) inherit property of the Adelman Family Trust and Adelman Living Trust, and convey to Duck Inn Group, LLC all of the property recorded in Reel 1421, Page 89 and Reel 1648, Page 317: "Farm/shed" - 21.4 acres, "Hubbard" - 24.48 acres, "Triangle" - 4.83 acres, "House" - 1.01 acres, "Phillips" - 0.65 acres, "Smith" - 57.96 acres, "Bennett" - 1.13 acres, and "Ritchey" - 5.49 acres |

This Indenture Witnesseth,

That We, Albert Schwab and Ida Schwab, his wife

for the consideration of the sum of sixteen hundred DOLLARS,
to them paid in full Bargained and Sold and by these presents do Bargain, Sell and Convey unto

John Adelman

the following described premises, to-wit:

A certain tract of land situate in the County of Marion, State of Oregon, and particularly described as follows to-wit: Beginning at the center of the County road running from Oregon City to Salem, at the intersection line where the road leads from Fairfield to Parkersville a stone sunk in the ground 8 X 10 X 6 inches, and running thence South 53° East 5.05 chns.; thence South 62° East along Parkersville road 20.79 chns. to the North East corner; thence South 3.08 chns, thence North 84° West 32.05 chns. to the center of the County road; thence along the said County road North 37° East 15.65 chns. to the place of beginning, containing 24, 1184/10000 acres, more or less, being a part of the William Larkins D. L. C. No. 84 T. 5 S., R. 2 W. Save and except from the above described tract of land as a parcel of land now held and owned by Loretta J. Walker which is note herein included nor conveyed.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said.....

John Adelman, his

heirs and assigns forever.

And the said.....

Albert Schwab,

do^{es} hereby covenant

to and with the said.....

John Adelman, his

heirs and assigns

that.....he.....is.....the owner.....in fee simple of said premises; that they are free from all incumbrances and that.....he.....will warrant and defend the same from all lawful claims whatsoever.....

IN WITNESS WHEREOF, we have hereunto set our hands and seals.

this 15 day of December, A. D. 1904

the Done in Presence of

Evelyn Poujade

L. H. Poujade

Albert Schwab

Ida Schwab,

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF OREGON,

County of Marion,

ss.

On this, the 15

day of December,

A. D. 1904

personally came before me, a

Notary Public

the

in and for said County and State, the within named

Albert Schwab

and Ida Schwab

his wife,

to me personally known to be the identical persons described in and who executed the within instrument, and who each personally acknowledged to me that they executed the same freely and voluntarily, for the uses and purposes therein named.

and without fear or compulsion from any one.

WITNESS my hand & seal this 15

day of Decbr.

A. D. 1904



L. H. Poujade

Notary Public for Ogn.

Recorded 1795 December 1904 at 11:55 o'clock A. M.

By Deputy

Recorder.















