

CFR 1207

Ted Gatin

A program of the Oregon Agricultural Education Foundation

Oregon Century Farm & Ranch Program Application

Type of designation (please check) Century Farm Century Ranch

Legal owner / Applicant name Ted L. Gustin

Farm or Ranch Name (this is the name used in all publicity & marketing) Gustin Ranch

Mailing address of Legal Owner / Applicant Redacted for Privacy

Telephone Redacted for E-mail address none

Contact name (if different than legal owner) same as above

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

County Wallowa

Distance 10 miles from nearest town Lostine

Township 1N Range 43E Section 11, 12, 13, 14

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

Same as mailing address.

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.

See attached map and photo.

Credit the photo to Larry Groce.

Oregon Century Farm & Ranch Program Application - Continued

Founder(s): Carrie and John Couch

Original family owner(s) or founder(s) Carrie and John Couch

Date (year) this farm or ranch was acquired by founder(s) 1907
(Attach verifying documentation. See Application Qualification #7)

Who farms or ranches the land today? Ted and Marilyn Gustin

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

Carrie and John Couch were Ted's grandparents.

How many acres were included in original farm or ranch? 640

How many acres are included today in the farm or ranch? 640

How many acres are in agricultural use today? 640

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?

No, it has never been rented or leased.

History of crops or livestock raised on farm or ranch:

What were the early crops or livestock? The crops were wheat, rye and oats. Most of the crops were fed to the animals on the farm. They raised chickens, hogs dairy cows and horses, preferring animals that had dual uses (milk for pigs, cream, butter).

How did the crops / livestock / use of farm or ranch change over the years? The use of the farm has changed as the market has changed. Now the Gastons don't raise any grains, just cattle and some of the land is in CRP.

What are crops / livestock raised on the farm or ranch today? Cattle.

Oregon Century Farm & Ranch Program Application – Continued

History of buildings: There was a granary, log barn, horse barn, chicken house, and the original farm house.

Are any of the original buildings still in use? Yes X No

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

When the Couch family bought the property there was already a home there; they moved into the house. It is not in use today.

What years were other structures built (examples: barns, silos, machine shops, coops, smokehouses, dryers, etc.). Describe the changes that have been made to them, including any demolition.

John Couch built a horse barn on the property in 1918 or 1919. The barn is still in use today.

The granary, machine shed, smokehouse, chicken house and other outbuildings were built in the early 1900's and are mostly in disrepair.

The family:

How many generations live on the farm or ranch today? Two generations live on the property today – Ted and Marilyn and their son Jim.

List names and birth years:

Ted Gustin (1938)

Marilyn Gustin (1941)

Jim Gustin (1964)

The family history narrative:

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 program's 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

In 1905 Mary Dryden applied for the patent and built the house on the property. Ted and Marilyn Gastin live on this property today. Drydens bought the property from the US government; Dryden sold the homestead on September 4, 1913 to Carrie Couch.

John and Carrie (German) Couch came from the Grande Ronde Valley. John and Carrie were married August 12, 1906. Carrie was a school teacher. When they moved to the ranch in 1913 they had two daughters. John and Carrie Couch had five girls: Arleta, Ida, Clarice, Lois and Mae. John died in 1942. Carrie and the girls kept the family farm with the help of a couple ranch hands. They raised cattle (milk cows), pigs and chickens. They fed milk to the pigs and sold eggs, saved the cream and sold it to buy foods and eggs. When Lois was a young girl she saw Indians (Nez Perce) ride through there on their horses carrying dried salmon.

Eugene Edward Gastin married Clarice Couch in Walla Walla, Washington in 1935. Eugene Gastin bought the place from his mother-in-law in December 1945.

Eugene Gastin broke horses and herded sheep at Dug Bar. He was a water witcher who could witch a well. He won first prize at a little rodeo in saddle bronc riding in Wallowa. Claire worked a little at the hospital as a nurse aid. Eugene and Clarice had two children, Ted and Judy (Brock). Eugene Gastin died June 21, 1968. Clarice died March 6, 1989.

Eugene's son Ted Gastin has had the place ever since. Ted and Marilyn (Kunz) Gastin were married February 23, 1964. Ted and Marilyn Gastin raise beef cattle on the ranch. Ted and Marilyn had four children, Jim, Jerry, John and Janet.

Ted worked for: Lostine sawmill, Joseph sawmill, two logging companies, a fertilizer plant, a couple ranchers combining, two rock crushers, two companies piling brush, the county driving fuel trucks, carpenter work, US Forest Service during fire season to burn brush piles for them, sheering sheep, worked at Vemco Welding as a welder and a water switcher. Marilyn worked in the kitchen at the hospital for sixteen years.

The family has a lot of good memories on the ranch.

Oregon Century Farm & Ranch Program Application

Statement of Affirmation

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

_____ in the County of Wallowa

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.

Teddy J Gastin
Signature of Owner

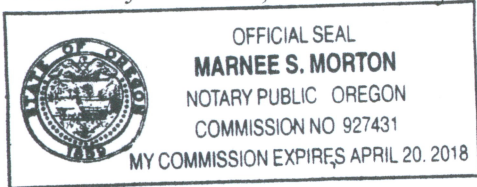
5/1/14
Date

Certification by Notary Public

State of Oregon County of Wallowa

Be it remembered, that on this 1st day of May, 2014, before me, the undersigned, a Notary Public in and for said county and state, personally appeared the within named Ted Gastin, 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.



M S Morton
Notary Public for Oregon
My Commission Expires 4-20-18

Fees

Application Fee (*includes one certificate & roadside sign, Note \$50 of this fee is nonrefundable*) \$ 250.00

Additional Certificates (\$20 each) \$ _____

Additional Signs (\$200 each) \$ _____

Total Enclosed \$ _____

For office use only

Date Received _____

Approved? Yes No

Authorization _____

Oregon Century Farm & Ranch Program Coordinator

Make checks payable to: Oregon Agricultural Education Foundation or OAEF

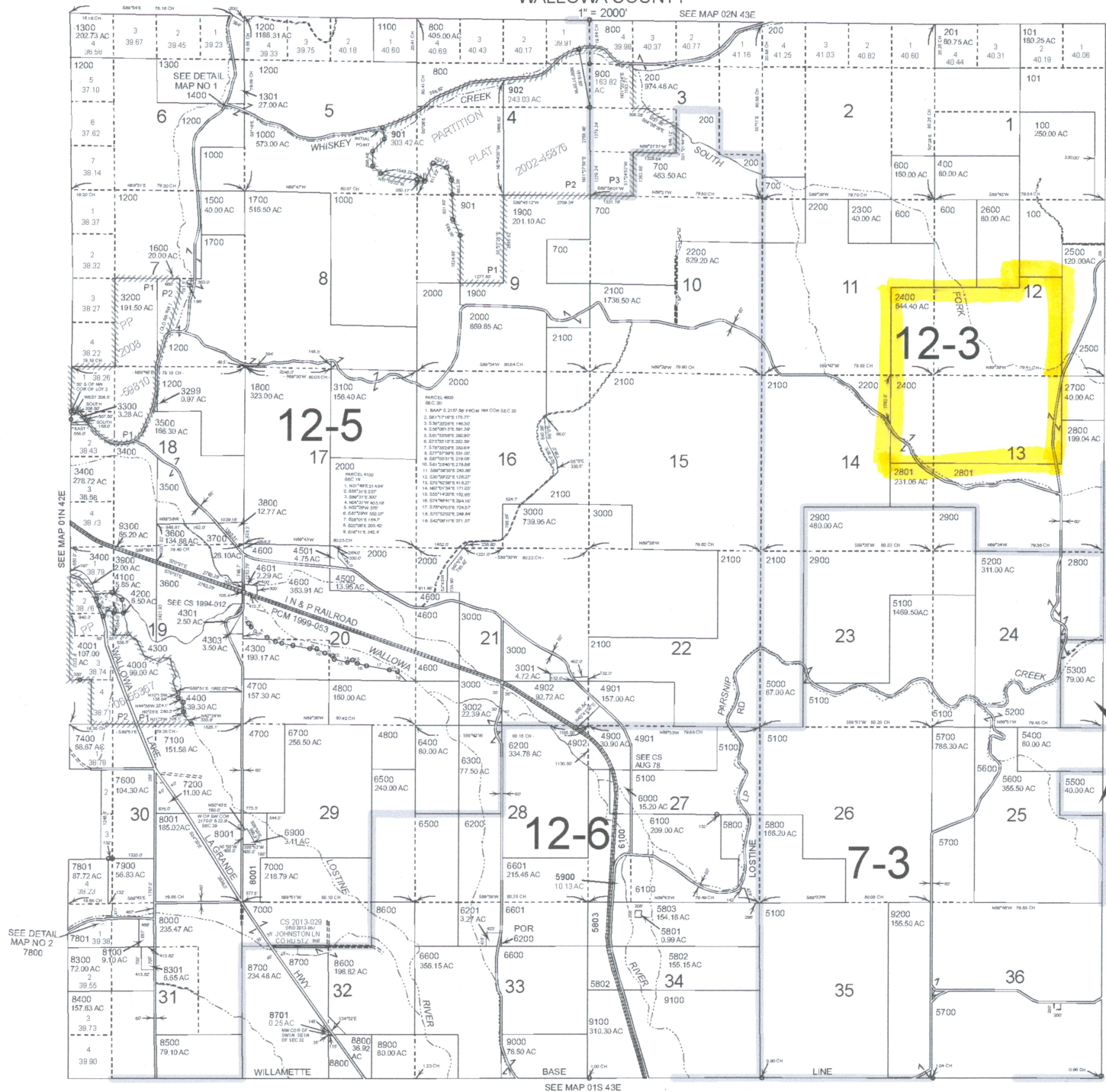
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



T.1N. R.43E. W.M. WALLOWA COUNTY

01N43E

Gastin ranch



- Cancelled
- 300
- 500
- 1400
- 4302
- 4602
- 5701
- 5702
- 6800
- 7500
- 7700
- 7800
- 8200
- 8601
- 8702

SEE MAP 01N 44E

21-5

Revised: TK 01/03/2014

01N43E



Gastin Ranch

© Larry Groce

The United States of America,

On all in whom these presents shall come, Greeting:

Certificate No. 10601.

WHEREAS * **JOHN I. COUCH**

has deposited in the GENERAL LAND OFFICE of the United States a Certificate of the Register of the Land Office at **Ya Grand, Oregon,** whereby it appears that full payment has been made by the said **John I. Couch**

according to the provisions of the Act of Congress of the 24th of April, 1820, entitled "An Act making further provision for the sale of the Public Lands," and the acts supplemental thereto, for the **Lot three and the southeast quarter of the northwest quarter, the southwest quarter of the northeast quarter, and the northwest quarter of the southeast quarter of Section five in Township one north of Range forty-four east of the Willamette Meridian, Oregon, containing one hundred fifty-nine and seven-hundredths acres,**

according to the Official Plat of the Survey of the said lands, returned to the GENERAL LAND OFFICE by the Surveyor General, which said Tract has been purchased by the said **John I. Couch;**

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAVE GIVEN AND GRANTED, and by these presents DO GIVE AND GRANT, unto the said

John I. Couch and to

his heirs, the said Tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said **John I. Couch**

and to **his** heirs and assigns forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law; and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.

In testimony whereof I, **Theodore Roosevelt**, President of the United States of America, have caused these letters to be made Patent, and the seal of the General Land Office to be hereunto affixed.

(SEAL)

GIVEN under my hand, at the City of Washington, the twenty-ninth day of July, in the year of our Lord one thousand nine hundred and seven and of the Independence of the United States the one hundred and thirty-second.

By the President: *Theodore Roosevelt*

By *John M. Keam*, Secretary,

Fred Bennett
Acting Recorder of the General Land Office.

23/233

Thomas J. Dryden et ux) 27451
to
Carrie J. Couch.) W. D.

THIS INDENTURE WITNESSETH, that we, Thomas J. Dryden and Mary I. Dryden husband and wife for the consideration of the sum of One Dollar and other valuable consideration to us paid, have bargained and sold and by these presents do bargain, sell and convey unto Carrie I. Couch the following described premises, to-wit:

The South west quarter the west half of the South east quarter of section twelve and a tract of land described as beginning at the center of said section twelve running thence north twenty rods; thence east eighty rods; thence south twenty rods thence west eighty rods to the place of beginning; also the north west quarter and the west half of the north east quarter of section thirteen all in township one north of range forty three east of the Willamette Meridian in Oregon, containing in all Four Hundred and ninety acres.

TO HAVE AND TO HOLD the said premises with their appurtenance unto the said Carrie I. Couch her heirs and assigns forever.

And we the said Thomas J. Dryden and Mary I. Dryden do hereby covenant to and with the said Carrie I. Couch her heirs and assigns that we are the owners 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 seal this 28th day of July A. D. 1913.

Signed, Sealed and Delivered in presence of Us as Witnesses.

Leo K. Couch
L. Couch

Thomas J. Dryden
Mary I. Dryden

(Seal)
(Seal)

STATE OF OREGON,)
 ss
County of Willowa)

Be It Remembered that on this 29th day of July A. D. 1913, personally appeared before me a Notary Public in and for said County and State, the within named Thomas J. Dryden and Mary I. Dryden his wife personally known to me to be the identical persons described in and who executed the foregoing instrument and acknowledged to me that they executed the same.

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

SEAL
L. Couch
Notary Public for Oregon.

Recorded August 6th 1913 at 1:00 P. M. Cha. G. Bilyeu, Clerk.

BY J. P. Raus DEPUTY

.....

58/67

Carrie I. Couch } 26346
to }
Eugene Gastin, et ux } Deed Bargain and Sale

Know All Men by These Presents, That Carrie I. Couch a widow, of - County of Walla Walla State of Washington in consideration of One and no/100 Dollars, to her paid by Eugene Gastin also known as Eugene E. Gastin and Clarice Gastin, also known as Clarice M. Gastin, husband and wife of Wallowa County of Wallowa State of Oregon, has bargained and sold, and by these presents do grant, bargain, sell and convey unto said Eugene Gastin and Clarice Gastin, their heirs and assigns, all the following bounded and described real property, situated in the County of Wallowa and State of Oregon: The Northwest quarter, and the West half of the Northeast quarter of Section 13; the Southwest quarter and the West half of the Southeast quarter of Section 12; ALSO a tract of land described as follows: Beginning at the Southwest corner of the Southwest quarter of the Northeast quarter of said Section 12; running thence East 80 rods; thence North 20 rods; thence West 80 rods; thence South 20 rods to the place of beginning. The East half of the Northeast quarter of Section 14; the East half of the Southeast quarter of Section 11; the West half of the East half, and the East half of the West half of Section 24; ALL in Township 1 North, Range 43 East, of the Willamette Meridian.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and also all her estate, right, title and interest, in and to the same, including dower and claim of dower.

TO HAVE AND TO HOLD, the above described and granted premises unto the said Eugene Gastin, also known as Eugene E. Gastin and Clarice Gastin, also known as Clarice M. Gastin, their heirs and assigns forever

IN WITNESS WHEREOF, I the grantor above named hereunto set my hand and seal this 18 day of December A. D. 1945

Carrie I. Couch

STATE OF Washington }
County of Walla Walla } ss.

I. R. S. 55 cents cancelled

BE IT REMEMBERED, that on this 18 day of December A. D. 1945 before me, the undersigned,

a Notary Public in and for said County and State, personally appeared the within named Carrie I. Couch, a widow who is known to me to be the identical individual described in and who executed the within instrument, and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and -- seal the day and year last above written.

Oscar Bterwagen
Notary Public for the State of Washington
My Commission Expires Oct. 31, 1948

Seal

Recorded January 10th, 1946 at 1:22 p. m., Marjorie Martin, County Clerk

By Marjorie Martin Clerk

This is deed from
Ted's grandma
Came Couch
to his parents
Eugene / Clarice Gastin
for \$1.00 (1945)

FILED

OCT 23, 1989

3:18 P.M.

1 IN THE CIRCUIT COURT OF THE STATE OF OREGON

2 FOR THE COUNTY OF WALLOWA

TRIAL COURT CLERK

BY

Judith E. Brown

3 In the Matter of)
4 The Estate of)
5 CLARICE M. GASTIN,)
6 Deceased.)

2486

RECEIPT

7 The undersigned Teddy L. Gastin hereby acknowledges
8 receipt of the following described real property as his full
9 share as set forth in decedent's will. Such property has a
10 basis of \$150,000.00.

11 REAL PROPERTY:

12 The East half of the Southeast quarter of
13 Section 11; The Southwest quarter, and
14 the West half of the Southeast quarter,
15 of Section 12. The West half of the
16 Northeast quarter, and the Northwest
17 quarter of Section 13; The East half of
18 the Northeast quarter of Section 14;
Township 1 North, Range 43 East, of the
Willamette Meridian, Wallowa County,
Oregon.

19 DATED this 23rd day of October, 1989.

20
21
22 *Teddy L. Gastin*
Teddy L. Gastin

WILLIAM R. KIRBY
Attorney At Law
P.O. Box 537
Enterprise, Oregon 97828

23
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25
26
E-21

Land Patent Details

Accession Nr: MV-0622-290 Document Type: Miscellaneous Volume Patent State: Oregon Issue Date: 7/29/1907 Cancelled: No

Names On Document

<input checked="" type="checkbox"/> COUCH, JOHN I	
Military Rank:	---

Miscellaneous Information

Land Office:	Lagrande
US Reservations:	Yes
Mineral Reservations:	No
Tribe:	---
Militia:	---
State In Favor Of:	---
Authority:	April 24, 1820: Sale-Cash Entry (3 Stat. 566)

Document Numbers

Document Nr:	10601
Misc. Doc. Nr:	---
BLM Serial Nr:	---
Indian Allot. Nr:	---

Survey Information

Total Acres:	159.07
Survey Date:	---
Geographic Name:	---
Metes/Bounds:	No

Land Descriptions

State	Meridian	Twp - Rng	Aliquots	Section	Survey #	County
OR	Willamette	001N - 044E	Lot/Trct 3	5		Wallowa
REMARKS: LOT 3 OR NEW QUARTER SUBJECT TO RIGHTS AND R-O-W						
OR	Willamette	001N - 044E	SE $\frac{1}{4}$ NW $\frac{1}{4}$	5		Wallowa
REMARKS: SUBJECT TO RIGHTS AND R-O-W						
OR	Willamette	001N - 044E	SW $\frac{1}{4}$ NE $\frac{1}{4}$	5		Wallowa
REMARKS: SUBJECT TO RIGHTS AND R-O-W						
OR	Willamette	001N - 044E	NW $\frac{1}{4}$ SE $\frac{1}{4}$	5		Wallowa
REMARKS: SUBJECT TO RIGHTS AND R-O-W						







Silver Wedding Anniversary



The
Dustin
House









