

OREGON CENTURY FARM & RANCH PROGRAM
2017 Applicant Approval Checklist

Name of applicant Alton Jefferson Coyle

Name of Farm or Ranch Oak Creek Farm County Linn

Notarized ☒ yes ☐ no Posted by May 1 ☒ yes ☐ no \$250 Application ☒ yes ☐ no

Other fees (additional certificates, @ \$20 ea.), amount \$ 40.00

Total fees pd. \$ 290.00

1. Applicant is legal owner ☒ yes ☐ no other _____

2. 100 years of continuous operation by same family ☒ yes ☐ no

Comments 1913

3. Not less than \$1,000 gross income per year for three out of last five years ☒ yes ☐ no

Comments _____

4. Living on or actively managing and directing the farming or ranching activity on the land ☐ yes ☐ no

Comments _____

5. Line of ownership from original settler or buyer through children, siblings, nephews or nieces. Adopted children will be recognized equally with other descendants ☐ yes ☐ no

6. Official form used with all questions answered completely, including narrative ☒ yes ☐ no

Comments _____

7. Documentation showing the date of earliest ownership (Donation Land Claim, Deed of Sale, Homestead Certificate, Family Bible, diary entry, or correspondence) ☐ yes ☒ no

Comments Don't see it; **ok have**

Photos included with application ☒ yes ☐ no Sent digital photos ☐ yes ☒ no

Additional information needed from applicant Request **yes**

Concerns or questions Leased land question - expansion

Deed / ownership issues

Application Approval/Reviewer Notes Identification of Family Stories for Narratives:

Reviewer #1: Initials RHS

Notes: 1913, no check of for #4 / living / actively managing farm?
 " " " #5 / ct. ownership
 " " #7 / doc. date of earliest ownership
Not eligible
 p. 4 need dates when rented living / renting farm

Reviewer #2: Initials RV

Notes: Narrative mentions donation land claim but no copy included.
 Application needs more complete documentation to verify dates and ownership.
 interesting narrative

Reviewer #3: Initials JP

Notes: Good family narrative
 No Map

Reviewer #4: Initials Just

Notes: Original Deed missing?

Reviewer #5: Initials: _____

Notes:

Provide at meeting:

- Blank copies of applications
- Copies of drafted narratives sent on hand
- Print digital pictures for review if only send digital
- Model "Timeline" added to application materials for applicants * This was not done, will do in 2016















A program of the Oregon Farm Bureau Foundation for Education

Date: _____

Oregon Century Farm & Ranch Program Application

Type of designation (please check one) ☒ Century Farm ☐ Century Ranch

Press Contact (please check one) ☒ YES, both applicant & contact person (if different)

☐ YES, Applicant only ☐ NO

(This give us permission to give members of the press who request it your contact information for possible articles about your farm or ranch)

Legal owner / Applicant name Alton Jefferson Coyle

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

Oak Creek Farm

Mailing address of Legal Owner / Applicant

Redacted For Privacy

Telephone Redacted For Privacy

E-mail address artistpalette

Contact name (if different than legal owner) Janet or Jason Coyle

Mailing address of contact

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 Redacted For Privacy

Distance 5.6 miles from nearest town Lebanon

Township Sodaville

Range _____

Section _____

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

Redacted For Privacy

(Continue application on next page)

Oregon Century Farm & Ranch Program Application - Continued

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.

Founder(s):

Original family owner(s) or founder(s) W. Hiram Skiels

Founder(s) prior Country or State if not Oregon Bullet County Kentucky

Date (year) this farm or ranch was acquired by founder(s) 1913 1914 (Deed)
(Attach verifying documentation. See Application Qualification #7)

Who farms or ranches the land today? Alton Jefferson Coyle

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

How many acres were included in original farm or ranch? 240

How many acres are included today in the farm or ranch? 130

How many acres are in agricultural use today? 110

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? Yes

History of crops or livestock raised on farm or ranch:

What were the early crops or livestock? Dairy, chicken, feed crops, corn for silos & grain, ~~some~~

How did the crops / livestock / use of farm or ranch change over the years?

They went to raising beef cattle & sheep

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

Beef cattle and feed hay

(Continue application on next page)

Oregon Century Farm & Ranch Program Application – Continued

History of buildings:

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

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

Built in 1904. It has been moved from the lower field by the creek to the side of the house that was built in 1911 and is still being lived in. The very first house is a wood shed.

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.

In 1928 the small barn was built and 1920 the large barn was built

The family:

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

List names and birth years:

Jason A Coyle 1966

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. Do **not** send original documents as they will not be returned. 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
- Any special family farm or ranch stories you'd like to share, passing on techniques, interesting characters, & family folklore

(Continue application on next page)

Oregon Century Farm & Ranch Program Application

Statement of Affirmation

I, Alton Jefferson Coyle

hereby affirm and declare that the farm or ranch which I own at Redacted For Privacy, in the County of Linn

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.

Alton Jefferson Coyle

4-26-17

Signature of Owner

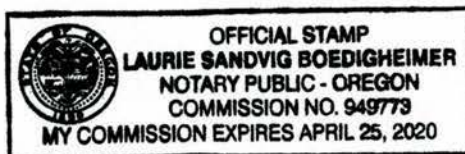
Date

Certification by Notary Public

State of Oregon County of Marion

Be it remembered, that on this 26 day of April, 2017, before me, the undersigned, a Notary Public in and for said county and state, personally appeared the within named Alton Jefferson Coyle, known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that Alton Jefferson Coyle 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.



Laurie Sandvig Boedigheimer
Notary Public for Oregon
My Commission Expires April 25, 2020

Fees

Application Fee (includes one certificate & Roadside sign, Note \$50 of this fee is non-refundable) \$ 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 Farm Bureau Foundation for Education

Century Farm Application
Coyle Family (Oak Creek) Farm

Janet and Jason Coyle

Author Note

Based on information derived from interviews, family history, and historical records

Century Farm Application
Coyle Family (Oak Creek) Farm

Historical Context

Coming to Oregon

Rueben and Hannah Coyle.

Reuben Stringer Coyle was born in Bullitt County, Kentucky, in 1821. Family lore describes him as a “Man of Enterprise” with “movin’ on” in his blood. The Coyles moved to Peoria County, Illinois, when Reuben was a young man, and there he met and courted Hannah Carroll. They were married May 16, 1843, and had two children when they emigrated to the Oregon Country in 1847 — two year old Thomas Jefferson Coyle and four month old John Henry Coyle (Nemec, 2016). Accompanying the family were Hannah’s brother, her father, and one of Reuben’s brothers (John Coyle).

The Sodaville Settlement

To the pioneers of 1847, the country presented an entirely different prospect to the jagged outline of the fir-clad hills so much a part of the present scenery. The hills around the spring were bare, with only an occasional tree. Underbrush was confined to the borders of the streams. Grass was plentiful and rank, thanks to the Indians who kept the land burned over to assure grazing for their ponies. The Coyle, Usher and Klum families were the original settlers who took up claims in the Sodaville community.

Probably the first white man to taste the Sodaville water was Rueben Coyle, head of one of the three families to settle the community in 1847 (Genealogy, 2012). It is related that he was hunting his oxen early in 1848 when he came upon a spring whose water left a peculiar brown deposit on the rocks. When he drank the water his first reaction was consternation and fear that he was poisoned. However, the evidence that cattle and deer had been drinking there reassured him.

The Coyle donation land claim (640 acres) is located a mile and a half west of the spring. Rueben Coyle engaged in cattle raising, driving his stock to California, where he found a ready market. He also served as a member of the Oregon constitutional convention. Five generations of Coyles have spent part of their lives on this claim. Until very recently some part of the claim was occupied by a Coyle. Jerry Coyle, of the third generation, owned 190 acres of the original claim.

Oak Creek Farm

The Lineage

The Oak Creek Farm property, surrounded by the original Coyle land grants, has been owned by the family since it was originally purchased by Wallace Skeels and his wife Nellie in 1903. The Skeels moved from Salem, OR by wagon with their two daughters (Gladys and Grace) to begin farming. Wallace and Nellie (Alton Coyle's grandparents) worked the land together until Nellie's passing in 1934. After this, their youngest daughter Gladys (Skeels) Blackwell and her husband rented the property from her father for several years before moving to Bend, OR. When the couple moved, Wallace Skeels then rented the property to his grandson Alton Jefferson

Coyle and his wife Doris Margaret (Cutts) Coyle. Alton and his wife rented the property until Wallace's death in 1952.

After his death, the land became jointly owned by the Skeels' two daughters, Gladys (Skeels) Blackwell and Grace Audrey (Skeels) Coyle. Grace and her husband Jerry Coyle (still living on the original Coyle homestead) gave their portion of the inherited land to their son Alton who was already living on and working the land. Alton and Doris rented the Blackwell portion of the farm until later purchasing it from them. Alton and Doris raised four children; James, Douglas, Jadala, and Lois.

Alton and his wife Doris lived on the farm until her death in 1996. After her passing, Alton continued to run the farm but has since moved out of the farm house. Alton and Doris's youngest daughter Lois and her family rented the house for several years, eventually moved to live in Mt. Angel, OR. Their sons, James and Doug later to rented the farmland from Alton to raise cattle and grass hay. When their youngest son Doug passed away in 2006, James continued to rent the land and worked to keep the farm viable until his death in 2015. Since his passing, James's eldest son Jason has leased the property and continues farming it.

The Property

The current farm remains in a similar state to when it was originally purchased. There are approximately 70 acres of usable fields with a seasonal creek running through its center. Across the lower field there are an additional 70 acres of timber land. Aside from the farmhouse there

are two barns, one large and one small, and a quarter acre pioneer graveyard near the north-west corner of the main field.

The Home

The farmhouse sits near the top (south east corner) of the property, just off Middle Ridge Drive overlooking several fields, the barnyard, and the woodlands to the west. The layout of the main house has changed very little since it was originally built (by a man named Murphy) in 1911. The two-story home includes four bedrooms (3 upstairs and 1 downstairs), a living room, a large dining room and kitchen. An outhouse located in the field directly below the home served as the primary bathroom.

The only significant changes to the house over the years were the addition of an indoor bathroom, running water, and electricity. Sometime in the 1930's the outhouse was marginally retired when the kitchen pantry was converted into a large bathroom. While it still saw occasional use well into the 70's, it was eventually removed. The bathroom conversion also added running water to the kitchen and trips to the pump outside were no longer required. In 1934 electricity was installed throughout the home, however wood burning stoves remain the only source of heating to this day.

When the house was first built, the owners relocated the original homesteader cabin from the base of the northern field below; moving it intact, placing it next to the home, and connecting the two via a large back porch. This cabin remains a part of the structure to this day. While its condition is greatly deteriorated from having long ago been converted into a large wood shed, it

remains standing. Behind the wood shed (between the wood shed and the barnyard) is a large family garden and grape trellis.

The Barnyard

There are two red barns located in the barnyard approximately 100 meters west of the house. The smaller of the two predates the building of the farm house and was present before Wallace Skeels owned the property. This is a single-story, three stall structure that appears to have originally been designed as a rudimentary horse stable/ animal pen with a raised area for storing feed, tools, and equipment. At some point the original wood shingles were replaced with a tin roof.

The second, larger two-story barn was constructed in 1920. The lower floor contains six animal stalls, three grain storage rooms, a tool room, and a large workshop. The second story is a large hay loft. Originally there was a grain silo attached to the northern end of the building, however it became structurally unsound and was torn down sometime in the early 1980's. The roof of this barn has always been tin and the south end of the structure was covered with tin siding to protect it from driving rain blowing in. The hayloft floor on the south end of the building was replaced with plywood in 2011 by James Coyle, due to water damage, but the original floor remains on the northern half. At one point, there was an old chicken coop in the barnyard as well. This building was destroyed in a heavy windstorm sometime in the early 1950's and was never rebuilt.

The Crops

The primary crops grown in the field was Timothy Grass hay, different grains, feed corn, and oats. Crops were rotated annually to prevent barren soil. Generally, the crops were fertilized using field burning and manure. It wasn't until 1995 that chemical fertilizers were introduced for the first time, "in the fall... just for hay." Alton recalled that in most years the crop yields were good. He said there was only one year he remembers things going very bad. "It rained all year and ruined *all* the crops. I just gave up and let them go."

In the house garden Alton Coyle raised a wide variety of foods. The main staples of this garden included corn, tomatoes, onions, melons and cantaloupe, cucumbers, chard, spinach, and "anything else that looked good". Alton continued to raise this garden for nearly the entire time he lived in the home. He said, "near the end something moved in on it and destroyed everything." The last couple years, after his wife Doris had passed, he didn't need the garden so he stopped planting it. In addition to the house garden, he planted and raised apples, plums, pears, and grapes.

All the meat and produce that wasn't eaten directly was canned and stored. The closet in the largest upstairs bedroom was converted into a massive canning storage room where food for the upcoming year was stored and rotated. Everything from meat and fish to beans, tomatoes, and pickles found their way into these cupboards.

Cool storage items like potatoes and squash were stored in the root cellar below the back porch. Apples, pears, and grapes that weren't canned were squeezed and fermented into ciders and wines, and kept below in the cellar as well.

The Livestock

Over the years the farm has seen several varieties of animals. Like grandfather Skeels, Alton started with horses, dairy cows, and chickens; later he added beef cattle, sheep, and goats. When he first moved onto the farm Alton did all the milking of the cows by hand. The whole milk was either sold out right, made into cottage cheese, or made into butter. After about three years he had acquired enough cows that he needed to purchase a milking machine to keep up. With the increased workload from the additional milk cows, Alton decided to stop making butter because of the time and effort required, but continued selling the milk and cottage cheese.

The Machinery

In the early years Alton Coyle used the same equipment his grandfather had left behind. Plows, rakes, and cutters were all animal pulled. Alton was skilled working with horse teams, a skill learned and perfected in his early years from running horse teams for local logging companies. Animals continued to be the primary source of power on the farm until 1947 when he purchased a Ford 9N tractor. Alton said it made the work both easier and faster. Almost immediately the horses were sold. In later years when Alton was asked if he would consider stabling riding horses, his reply was, "No. They are finicky beasts that are way more trouble than they are worth. They are too hard to care for. I don't want or need to be around horses ever again." In addition to the tractor and the standard attachments (disks, plows, rakes, seed spreaders, etc.) there were several items unique to the times were added including chain saws and a gas powered saw mill.

Later when Alton's sons took over, additional equipment was purchased and used such as electric fencing, steel cattle chutes, and newer tractors. After Doug Coyle passed in 2006, his brother Jim continued to upgrade with a new John Deere tractor, an International Harvester hay baler, upgraded rakes and swathers, and a New Holland Bale Wagon. Later, when Jim Coyle died in 2015, many of these new items were sold. However, the original Ford 9N remains one the farm, as does Jim's Massey Ferguson tractor that was later sold to his son Jason, who began working the farm in 2015.

Life on the Farm

Life on the farm was always a family affair. Children helped in all aspects of running the farm. When Alton's children were young, there were always chores before and after school. From caring for the livestock to planting and harvesting the fields and gardens. Traditionally the outside work in the fields and pastures was the responsibility of the men.

The women of the family directed their efforts toward running the home and ensuring there was enough food stored to make it through the winters. Doris would do all the cooking for the family, but was sure to have every young woman at the house busy and involved in some part. She was famous for kicking all of the boys out of the house and "down to the barn" when it was "cookin' time." This would be the cue for all the grandkids to head down to the barnyard and get into as much mischief as possible. Most times the kids would separate into age based teams to build fortresses and tunnels through the hay bales in the barn loft. This would go on for hours until some hapless young adult was sent to fetch them and it would quickly turn into a game of hide and escape.

Every morning Doris would wake before anyone else in the house. She would first “feed the stove” and then get a pot of coffee running. In later years, when the children and grandkids were visiting, she would begin what would turn into a “rolling pancake party” where everyone would rotate through the kitchen, loading up on food, as she fed the mob. Years later at her funeral her pancakes and gravy were still being raved over by family and friends.

Alton and Doris, in addition to maintaining the land, worked jobs to supplement the farms income. Alton worked at the saw mill in Lebanon, OR from where he eventually retired. For most of his time there he worked a midnight shift and would then come home to work the farm. Doris would work occasionally at the local cannery as well, but spend most of her time chasing after their four children.

Harvest time was always a huge family effort. Anyone who was able would arrange their schedules to make sure they could be there. Family members would travel from around the state, and later, from around the world to help. Kids and grandkids, men and women, would all pitch in doing whatever they could, bucking hay in the fields and loading the barn. Little ones who couldn't lift the bales were sent running the fields turning bales or handing out drinks and snacks. In 2008, the fields were filled with five generations, men and women, throwing hay and driving trucks.

In addition to the harvest, family would converge in later years to help with every aspect of the farms upkeep. From repairing buildings, maintaining vehicles, cutting trees, clearing trails, fixing fence, to birthing animals there was always some family member coming to pitch in.

The Community

The main source of supplies were the local grocery and feed supply stores in Lebanon. Anything that wasn't grown or canned was usually supplemented from the local Safeway or Roth's in town. Small items and sodas were often bought at the local Sodaville Store.

In their youth, both Alton and Doris attended elementary school in Crowfoot, later graduating from Lebanon High School. Their children attended school in Sodaville and all graduated from Lebanon High School as well. In those days, both the Crowfoot and Sodaville schoolhouses were small two room buildings. Years later, while living on the farm, their grandchildren would also attend Sodaville Elementary school.

Both Alton and Doris were also active members at the local Crowfoot grange. Every year on Jerry Coyle's (Alton's father) birthday the grange became packed with hundreds of family members from all corners. For years, it became the central event for family to come together and reunite, discussing everything from their work, travels, planning family hunting and fishing trips, and prepare to help with each other's needs for their farms.

The Farm Today

Since the passing of Alton's son Jim in 2015, Jason Coyle (Alton's grandson) has begun working the farm between deployments to Afghanistan. He has spent much time repairing and preparing the land, buildings, and equipment for the planting to bring the farm back into full operation. In the summer of 2017 he and his wife Janet will be moving into the farmhouse to begin working the land once again.

References

Nemec, B. (2016). REUBEN STRINGER COYLE AND HANNAH CARROLL COYLE –
EMIGRATED 1847. *Pioneer Families*, [http://www.historicoregoncity.org/pioneer-
families/](http://www.historicoregoncity.org/pioneer-families/)

Last Name, F. M. (Year). *Book Title*. City Name: Publisher Name.

Genealogy Trails (2012). Linn County, Oregon Genealogy & History,
<http://www.genealogytrails.com/ore/linn/towns/sodaville.html>

Footnotes

¹[Add footnotes, if any, on their own page following references. For APA formatting requirements, it's easy to just type your own footnote references and notes. To format a footnote reference, select the number and then, on the Home tab, in the Styles gallery, click Footnote Reference. The body of a footnote, such as this example, uses the Normal text style. *(Note: If you delete this sample footnote, don't forget to delete its in-text reference as well. That's at the end of the sample Heading 2 paragraph on the first page of body content in this template.)*]

Tables

Obituary of Gladys Blackwell

.....as provided by - Kirk D. Blackwell 10.2.5.6.3.1.2

Gladys Winnifred Blackwell, 87, died in her sleep June 1 _____. She had been living in an adult foster home in Bend, Oregon, with her husband, Henry. A memorial service was held June 9 in First Baptist Church of Bend. Mrs. Blackwell was born June 14, 1907, in Salem, Oregon to Wallace and Nellie Skeels. At age 4, she moved with her family by wagon to Lebanon. She married Henry Brandon Blackwell of Sodaville, Oregon, in 1933 and the couple moved to Bend in 1940. They moved to Sodaville in 1969 and returned to Bend in 1977. During World War II, Mrs. Blackwell delivered parcel post in Bend by bicycle. She was one of the early graduates of the Central Oregon Community College licensed professional nursing program. She worked as a nurse at St. Charles Hospital in the 1960's. Throughout her life she had been an active member of the Grange, First Baptist Church of Bend and Sodaville Church. Her interests included music, needlepoint and cooking. In addition to her husband, Mrs. Blackwell is survived by a daughter, LeAnn Dean of Redmond, Washington; two sons, Dale Blackwell of Aurora, Oregon and Terry Blackwell of Bend; 13 grandchildren; and nine great-grandchildren. She was preceded in death by a sister, Gracie Coyle of Lebanon.

ALTON J. COYLE
and
DORIS M. COYLE

TITLE INSURANCE POLICY



TITLE AND TRUST BUILDING

Title and Trust
COMPANY

321 S.W. FOURTH AVENUE
Phone: Capitol 8-1181
PORTLAND 4, OREGON

BRANCH OFFICES

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La Grande

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The Dalles



TITLE AND TRUST BUILDING

Title and Trust COMPANY

321 S.W. FOURTH AVENUE
Phone: CApital 8-1181
PORTLAND 4, OREGON

Premium \$ 58.50

Policy of Title Insurance

TITLE AND TRUST COMPANY, a corporation, (incorporated under the laws of the State of Oregon), hereinafter called the Company, for a valuable consideration paid for this policy of title insurance, the number, date, and amount of which are shown in Schedule A, does hereby insure the parties named as Insured in Schedule A, together with the persons and corporations included in the definition of "the insured" as set forth in the stipulations of this policy, against loss or damage not exceeding the amount state in Schedule A which the insured shall sustain by reason of:

1. Title to the land described in Schedule A being vested, at the date hereof, otherwise than as herein stated; or
2. Unmarketability, at the date hereof, of the title to said land of any vestee named herein, unless such unmarketability exists because of defects, liens, encumbrances, or other matters shown or referred to in Schedule B; or
3. Any defect in, or lien or encumbrance on, said title existing at the date hereof, not shown or referred to in Schedule B; or
4. Any defect in the execution of any mortgage or deed of trust shown in Schedule B securing an indebtedness, the owner of which is insured by this policy, but only insofar as such defect affects the lien or charge of such mortgage or deed of trust upon said land; or
5. Priority, at the date hereof, over any such mortgage or deed of trust, of any lien or encumbrance upon said land, except as shown in Schedule B such mortgage or deed of trust being shown in the order of its priority.

all subject, however, to SCHEDULES A and B, and the STIPULATIONS herein, all of which schedules and stipulations are hereby made a part of this policy.

In witness whereof, **TITLE AND TRUST COMPANY** has caused its corporate name and seal to be hereunto affixed by its duly authorized officers, the day and hour set forth in SCHEDULE A hereof.

TITLE AND TRUST COMPANY

By

Donald V. McCullough

President.

Attest:

Walter L. [Signature]

Secretary.
Assistant Secretary.

LN-29-099
PA:LW

SCHEDULE A

Amount \$9,000.00

Date June 3, 1959

At 8:00 A. M.

INSURED

ALTON J. COYLE AND DORIS M. COYLE

The fee simple title to said land is, at the date hereof, vested in

ALTON J. COYLE AND DORIS M. COYLE,
fee simple estate as tenants by the entirety.

The land referred to in this policy is described as

The following described real property situated in the County of Linn and State of Oregon, to-wit: TRACT I: Beginning at the Southeast corner of the D.L.C. of Richard Usher, No. 62 in T. 12 S., R. 2 W. of the W.M.; thence North 22.95 $\frac{1}{2}$ chains to the Southeast corner of a tract conveyed by Benjamin Usher et al, to George W. Vanderpool by deed recorded October 3, 1883 in Book Z, page 349, Deed Records; thence West 28.09 chains; thence South on a line parallel with the East line of said D.L.C. 22.95 $\frac{1}{2}$ chains to the South line of said D.L.C.; thence East along the South line of said D.L.C. 28.09 chains to the place of beginning; EXCEPTING therefrom the following: Beginning at a point 18.08 chains North and 10.59 chains West of the Southeast corner of the said D.L.C. #62; thence South 66 feet and 10 $\frac{1}{2}$ inches; thence West 66 feet and 10 $\frac{1}{2}$ inches; thence North 66 feet and 10 $\frac{1}{2}$ inches; thence East 66 feet and 10 $\frac{1}{2}$ inches to the place of beginning..

TRACT II: Beginning at a point 28.09 chains West of the Southeast corner of the D.L.C. of Richard Usher, No. 62 in T. 12 S., R. 2 W. of the W.M.; thence North 22.95 $\frac{1}{2}$ chains to the Southerly line of a tract conveyed by Benjamin Usher et al, to George W. Vanderpool by deed recorded Oct. 3, 1883 in Book Z, page 349, Deed Records; thence West 24.61 chains to the West line of said D.L.C.; thence South along the West line of said D.L.C. 22.95 $\frac{1}{2}$ chains to the Southwest corner of said Claim #62; thence East along the South line of said D.L.C. 24.61 chains to the place of beginning..

TRACT III: Beginning at the Southeast corner of the D.L.C. of Reuben S. Coyle, No. 63 in T. 12 S., R. 2 W. of the W.M.; thence South 28.75 chains along the West boundary of the Richard Usher D.L.C. #62 to the Southwest corner of said Claim #62; thence West 3 chains to the East boundary line of the James Coyle D.L.C. Not. No. 2352 in said Township and Range; thence North 28.75 chains along the East line of said James Coyle D.L.C. to the South boundary of said Reuben S. Coyle D.L.C.; thence East 3 chains to the place of beginning...

SCHEDULE B

This policy does not insure against loss by reason of the matters shown or referred to in this Schedule except to the extent that the owner of any mortgage or deed of trust is expressly insured in Paragraphs numbered 4 and 5 on page 1 of this policy.

1. Easements, liens or incumbrances, including material or labor liens, which are not shown by the public records; mining claims; reservations in patents; water rights, claims or title to water.

2. Rights or claims of persons in possession, or claiming to be in possession, not shown of record; any state of facts which an accurate survey and inspection of said land would show.

3. Assessments which are not shown as existing liens by the public records; taxes not yet payable; pending proceedings for vacating, opening or changing of streets or highways preceding entry of the ordinance or order therefor.

4. Any laws, governmental acts or regulations, including but not limited to zoning ordinances, restricting, regulating or prohibiting the occupancy, use or enjoyment of the land or any improvement thereon, or limiting the height of improvements, or prohibiting a reduction in the dimensions or area, or separation in ownership, of any lot or parcel of land; or the effect of any violation of any such restrictions, regulations or prohibitions.

5. Rights of the public in portions of the premises lying within roads and highways.

6. Exception of 1 acre for a graveyard contained in deed from William Whalen and wife to John P. Murphy and Polly S. Murphy, recorded Feb. 1, 1910 in Book 90, page 537, Deed Records. (Affects Tract I)

RECEIVED
LINN COUNTY SHERIFF
2015 AUG 20 AM 10:28

IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF LINN

OCWEN LOAN SERVICING, LLC ITS
SUCCESSORS AND /OR ASSIGNS,

Plaintiff,

vs.

JERALD J. GARLAND; OREGON
AFFORDABLE HOUSING ASSISTANCE
CORPORATION; JOCK G. MCINTOSH;
KARLA ANNETTE PEARSON; AND ALL
OTHER PERSONS OR PARTIES UNKNOWN
CLAIMING ANY RIGHT, TITLE, LIEN, OR
INTEREST IN THE REAL PROPERTY
COMMONLY KNOWN AS 37842
SODAVILLE CUTOFF DR, LEBANON, OR
97355,

Defendants.

Case No.: 13CV04533

WRIT OF EXECUTION IN
FORECLOSURE

TO THE LINN COUNTY SHERIFF

A Judgment of Foreclosure was entered and docketed in this case on 1/6/2015. A true
copy of the Judgment is attached hereto. The Judgment was entered in favor of the Judgment
Creditor:

OCWEN LOAN SERVICING, LLC
c/o Robert Hakari
Attorney for Plaintiff

McCarthy & Holthus, LLP,
920 SW 3rd Ave, 1st Floor
Portland, OR 97204

///

///

1 With a money award in the amount of \$100,978.24, plus post judgment interest at the statutory
2 rate of 9.0% per annum from 1/6/2015 to 2/3/2015 in the amount of \$697.16, and continuing
3 with a per diem of \$24.90, currently totaling \$101,675.40.

4 NOW, THEREFORE, IN THE NAME OF THE STATE OF OREGON, you are
5 hereby commanded to sell, in the manner prescribed by law for the sale of real property on
6 execution (subject to redemption of 180 days), all of the interest that the Defendant had on or
7 about 11/4/1999, the date of the Deed of Trust, and also the interest that the Defendant had
8 thereafter, in the real property described in *Exhibit 1* with APN/Parcel #: 0220208 and
9 commonly known as: 37842 Sodaville Cutoff Dr, Lebanon, OR 97355.

10 Sale of the property is to satisfy the sum listed above, plus the costs incurred in
11 performing this Writ. You are to make the return within 60 days after you receive this Writ.
12 Should the sale be continued, the writ may be automatically extended for 30 days.

13 DATED: 26 day of Feb, 2015.

14 Court Clerk

15 Title

Signed: 2/26/2015 02:09 PM

16 By: 

EXHIBIT “1”

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **LINN**, STATE OF **OREGON**, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH HALF OF THE DONATION LAND CLAIM OF RICHARD USHER AND WIFE, SAME AS BEING NOTIFICATION NO. 2353 AND CLAIM NO. 62, TOWNSHIP 12 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, LINN COUNTY, OREGON; AND RUNNING THENCE SOUTH 16.38 CHAINS; THENCE NORTH 68° WEST, 5.05 CHAINS; THENCE SOUTH, 18.4 FEET TO THE CENTER OF THE COUNTY ROAD; THENCE NORTH 67° 00' WEST ALONG THE CENTER OF SAID COUNTY ROAD, 497.77 FEET, TO THE TRUE POINT OF BEGINNING; THENCE SOUTH, 1,744.9 FEET TO THE NORTH LINE OF THE W. H. SKEELS TRACT AS DESCRIBED IN DEED FROM JOHN P. MURPHY AND WIFE, FILED IN TORRENS FEBRUARY 14, 1914, TORRENS CERTIFICATE NO. 710; THENCE WEST ALONG SAID NORTH LINE OF SAID SKEELS TRACT, 247.8 FEET, THENCE NORTH, 1,748.55 FEET TO THE CENTER OF SAID COUNTY ROAD, THENCE ALONG THE CENTER OF SAID COUNTY ROAD, SOUTH 89°40' EAST, 217.2 FEET TO A 1/2 INCH ROD; THENCE SOUTH 67° 00' EAST, 33.23 FEET TO THE POINT OF BEGINNING, SUBJECT TO THE RIGHTS OF THE PUBLIC IN ROADS,

Exhibit 1
1 of 1

1
2
3
4 IN THE CIRCUIT COURT OF THE STATE OF OREGON
5 FOR THE COUNTY OF LINN

6 OCWEN LOAN SERVICING, LLC ITS
7 SUCCESSORS AND /OR ASSIGNS,

8 Plaintiff,

9 vs.

10 JERALD J. GARLAND; OREGON
11 AFFORDABLE HOUSING ASSISTANCE
12 CORPORATION; JOCK G. MCINTOSH;
13 KARLA ANNETTE PEARSON; AND ALL
14 OTHER PERSONS OR PARTIES UNKNOWN
15 CLAIMING ANY RIGHT, TITLE, LIEN, OR
16 INTEREST IN THE REAL PROPERTY
COMMONLY KNOWN AS 37842 SODAVILLE
CUTOFF DR, LEBANON, OR 97355,

16 Defendants.

Case No.: 13CV04533

GENERAL JUDGMENT OF
FORECLOSURE

MONEY AS TO JERALD J. GARLAND

17
18 1.

18 THIS MATTER came before the Court on Plaintiff's motion. All Defendants were duly
19 served with process and failed to appear; the default has been entered against Defendants, and it
20 appearing that Defendants are not incapacitated, protected persons, respondents as defined in
21 ORS 125.005, minors, or in the military service of the United States;

22 2.

23 IT IS HEREBY ADJUDGED that Plaintiff shall have judgment as follows:

- 24 1. A money judgment shall be granted against JERALD J. GARLAND ("Borrower") as listed
25 below.
26 2. Plaintiff's lien is a valid first lien upon the subject property commonly known as 37842
27 Sodaville Cutoff Dr, Lebanon, OR 97355, in Linn County, Oregon (the "Subject Property")

28 GENERAL JUDGMENT OF FORECLOSURE - I
MH OR-13-603257-JUD

McCarthy & Holthus, LLP
920 SW 3rd Ave, 1st Floor
Portland, OR 97204
PH: (855) 809-3977
FX: (971) 201-3202

and legally described as provided by the attached *EXHIBIT 1* and having APN#:0220208 , and that lien is superior to any interest, lien or claim of the Defendants.

3. Plaintiff's lien is foreclosed and the Subject Property shall be sold at a foreclosure sale by the Linn County Sheriff (the "Sheriff") in the manner provided by law, and the proceeds thereof are to be applied first toward the costs of sale; then toward the satisfaction of Plaintiff's judgment awarded herein; and the surplus, if any, to such party or parties as may establish their right thereto.

4. Defendants, and all persons claiming by, through, or under them, as purchasers, encumbrancers, or otherwise, are adjudged inferior and subordinate to Plaintiff and are forever foreclosed of all interest, lien, or claim in the Subject Property described above and every portion thereof, excepting only any statutory right of redemption as Defendants may have therein.

5. Plaintiff or any other party to this suit may become the purchaser at the sale of the Subject Property. The purchaser is entitled to exclusive possession of the Subject Property from and after the date of sale and is entitled to such remedies as are available at law to secure possession, including the application for a writ of assistance, if Defendants or any other party or person shall refuse to surrender possession to the purchaser immediately on the purchaser's demand for possession.

6. Plaintiff may credit bid the amount of its judgment together with accruing interest and any accruing costs paid by the Plaintiff pursuant to ORS 18.936, 18.950, and 18.999.

MONEY AWARD:

- | | |
|--|--|
| a. Judgment Creditor: | OCWEN LOAN SERVICING, LLC |
| b. Judgment Creditor's Address: | c/o McCarthy & Holthus, LLP (see (e.)) |
| c. Judgment Creditor's Date of Birth: | N/A |
| d. Attorney for Judgment Creditor: | Robert Hakari, OSB# 114082 |
| e. Attorney for Judgment Creditor's Address and Phone No.: | 920 SW 3rd Ave, 1st Floor
Portland, OR 97204 [(855) 809-3977] |
| | Judgment Debtor |
| f. Judgment Debtor name: | Jerald Garland |
| g. Judgment Debtor's Address: | 37842 Sodaville Cutoff Dr, |

Lebanon, OR 97355

Linn County

- h. Judgment Debtor's date of birth Unknown
i. Judgment Debtor's SS No. XXX-XX-0258
j. Judgment Debtor's driver's lic. No. Unknown
k. Attorney for Judgment Debtor No appearance filed
l. Attorney for Judgment Debtor's Address and Phone No.: N/A
m. Other Persons Entitled to Payment: None.
n. Judgment Principal Amount \$67,995.85
o. Pre-Judgment Interest accruing from 10/1/2011 to 1/5/2015 at the Note rate, currently 8.375%: \$18,583.53
p. Post-Judgment Interest shall accrue at 9.0% (per ORS 82.010) per annum, with a per diem of \$24.90 from the date of the judgment:
q. Other Amounts Due Under Terms of Loan:
• Escrow Balance: \$8,209.71
• Property Inspections: \$178.25
• Accumulated late charges: \$729.60
• Prior Servicer Property Inspections: \$339.25
• Prior Servicer Foreclosure Fees/Costs: \$3,812.50
• Suspense balance: (\$1.89)
Subtotal: \$13,267.42
r. Costs, Disbursements, and Litigation Expenses:
• Mailing costs: \$31.44
• Filing fees: \$100.00
Subtotal: \$131.44
s. Attorney fees awarded: \$1,000.00

Total Judgment (Money Award): \$100,978.24

Signed: 1/6/2015 10:56 AM

Dated: ____ day of _____, 2015


JUDGE

1 Presented by:
2 **McCarthy & Holthus, LLP**

3 s/ Robert B. Hakari

4 [] Casey Pence, OSB #975271

5 [x] Robert B. Hakari, OSB# 114082

6 920 SW 3rd Ave, 1st Floor

7 Portland, OR 97204

8 Phone: (855) 809-3977

9 Fax: (971) 201-3202

10 Email: rhakari@mccarthyholthus.com

11 Of Attorneys for Plaintiff

EXHIBIT "1"

Subject: RE: 3.pdf
Date: Tuesday, June 27, 2017 at 5:23:32 PM Pacific Daylight Time
From: Jason Coyle Redacted For Privacy
To: Andrea Redacted For Privacy
Attachments: Skeels Deed 266-16[1270].pdf

Andrea,

They were both a big files... they might have gotten scrubbed because of it. I will chop them down and send again.

In addition we were able to locate the original deed from 1914 today. Apparently the Skeels family either rented or were arranging purchase of the farm prior to that, as I am pretty confident they came to the area in 1911. Regardless, I have attached the original deed to this document for your use.

Thanks for everything,

Jason Coyle

Sent from [Mail](#) for Windows 10

From: [Andrea](#)
Sent: Wednesday, June 28, 2017 1:52 AM
To: [Jason Coyle](#)
Subject: Re: 3.pdf

There was not PDF attached on this one or 2.1.

Thanks

*Andrea Kuenzi
Oregon Farm Bureau Foundation for Education
Scholarship & Oregon Century Farm & Ranch Coordinator
1320 Capitol St. NE Suite 200
Salem OR 97301*

Redacted For Privacy

From: Jason Coyle Redacted For Privacy
Date: Monday, June 26, 2017 at 8:46 PM
To: Andrea Redacted For Privacy
Subject: FW: 3.pdf

Sent from [Mail](#) for Windows 10

From: [Jason Coyle](#)

Sent: Tuesday, June 27, 2017 7:16 AM

To: Redacted For Privacy

Subject: 3.pdf

Subject: RE: 3.pdf
Date: Tuesday, June 27, 2017 at 5:23:52 PM Pacific Daylight Time
From: Jason Coyle <coyle334@hotmail.com>
To: Andrew <Andrew@oregonh.org>
Attachment: 3.pdf (256 KB) (127 KB)

Andrew,

Sent from my iPhone

They were both a big file... they might have gotten scrubbed because of it. I will crop them down and send again.

In addition we were able to locate the original deed from 1914 today. Apparently the Sheels family either rented or were arranging purchase of the farm prior to that, as I am pretty confident they came to the area in 1911. Regardless, I have attached the original deed to this document for your use.

Thanks for everything.

Jason Coyle

Sent from Mail for Windows 10

From: Andrew
Sent: Wednesday, June 28, 2017 1:52 AM
To: Jason Coyle
Subject: RE: 3.pdf

There was not PDF attached on this one or 2.1

Thanks

Andrew Kuenzi
Oregon Farm Bureau Foundation for Education
Scholarship & Oregon Century Farm & Ranch Coordinator
1320 Capital St. SE Suite 200
Salem OR 97301
andrew@oregonh.org
503-400-7864

From: Jason Coyle <coyle334@hotmail.com>
Date: Monday, June 28, 2017 at 8:46 PM
To: Andrew <Andrew@oregonh.org>
Subject: FW: 3.pdf

Sent from Mail for Windows 10

Subject: RE: Missing Deed information for CF Application
Date: Monday, June 26, 2017 at 8:43:19 PM Pacific Daylight Time
From: Jason Coyle <Redacted For Privacy>
To: Andrea <Redacted For Privacy>
CC: Janet Coyle <Redacted For Privacy>

Ms. Kuenzi,

In reference to your email below I will be sending you multiple emails regarding the history and ownership of the farm. I have had some difficulty locating the original Deed to the farm since it was filed using the old Torrens system and is not registered with the county. I did however locate a recent court foreclosure (Ocwen-v-Garland-1) on a neighboring property that refers to the original W.H Skeels deed and its filing on February 14, 1914 on the final page. I also have a copy of the deed (Deeds) from when W.H. Skeels purchased a neighboring property and expanded the farm in 1921. Also included is the deed where the farm was transferred from his children to his grandson (Alton J. Coyle) in 1959.

In PDF's 5.1 and 5.2 you will find photos of the Crowfoot Grange records listing the Skeels and the Coyle's memberships. I have also included several photos of the family living on the farm. The first photo of 2.1 is W.H. Skeels, his first wife Nellie, and their two children shortly after their arrival at the farm. The second shows the couple shortly before Nellie's death. The third photo in 2.1 show Mr. Skeels and his second wife (far right). Photo four shows Jerry Coyle and his son Alton working hay in the fields. Files 2.1 and 3 also include paperwork showing additional genealogy listings.

I hope this is sufficient. I am still working to find a copy of the original deed from 1914 (no one seems to know where to find a Torrens deed anymore) and will forward you a copy as soon as I find it.

Emails (PDF's) to follow:

- Deeds
- Ocwen-v-Garland-1
- 1
- 2.1
- 3
- 5.1
- 5.2

Thank you so much for all your help.

Respectfully,

Jason Coyle

Sent from [Mail](#) for Windows 10

From: [Janet Coyle](#)

Sent: Tuesday, June 27, 2017 6:48 AM

To: [Jason Coyle](#)

Subject: Fwd: Missing Deed information for CF Application

Sent from my iPhone

Begin forwarded message:

From: Andrea Redacted For Privacy

Date: June 16, 2017 at 10:20:41 PDT

To: Janet Coyle Redacted For Privacy

Subject: Re: Missing Deed information for CF Application

Wonderful, I'll look for that soon.

Andrea

Andrea Kuenzi

Oregon Farm Bureau Foundation for Education

Scholarship & Oregon Century Farm & Ranch Coordinator

1320 Capitol St. NE Suite 200

Salem OR 97301

Redacted For Privacy

From: Janet Coyle Redacted For Privacy

Date: Friday, June 16, 2017 at 9:33 AM

To: Andrea Redacted For Privacy

Subject: Re: Missing Deed information for CF Application

Dear Andrea,

My husband has just returned from Afghanistan and is searching for it now. We will have it to you ASAP. Thank you so much for not dismissing our application and giving us this chance to get it in.

Sincerely

Janet Coyle

Sent from my iPhone

On Jun 14, 2017, at 10:35, Andrea Redacted For Privacy wrote:

226

#52201

Warranty Deed.

Henrietta Voight,

Filed June 8th, 1921, at 8:55 o'clock A. M.

To

Chas. C. Curry, Recorder of Conveyances,

W. H. Skeels et ux.

By Claire Tillman, Deputy.

THIS INDENTURE WITNESSETH, That Henrietta Voight, widow of Charles Voight, deceased, in consideration of \$1.00 (One Dollar) and other valuable considerations by her received, has bargained and sold, and by these presents, does bargain, sell and convey unto W. H. Skeels and Nellie Skeels, husband and wife, the following described premises, to wit:

Beginning at the Southeast corner of the D. L. C. of Reuben S. Coyle and wife, Not. No. 2338, Claim No. 63, in Township 12 South, Range 2 West of the Willamette Meridian in Linn County, Oregon, and running thence South along the west line of the 56.60 acre tract this day conveyed by the grantor to the grantees, 28.75 chains to the Southwest corner thereof; thence West 3 chains to the East boundary line of the James Coyle D. L. C. Not. No. 2352 in said Township and Range; thence North 28.75 chains along the East line of said James Coyle D. L. C. to the South boundary of said Reuben S. Coyle D. L. C.; thence East 3 Chains to the place of beginning and containing $8\frac{1}{2}$ acres, more or less, all situate in Linn County, Oregon.

TO HAVE AND TO HOLD the above described premises, with their appurtenances, unto the said grantees, their heirs and assigns forever. (U.S.I.R. Stamp 50¢ cancelled)

And the said grantor does hereby covenant to and with the said grantees, their heirs and assigns, that she is the owner in fee simple of said premises; that they are free from all incumbrances and that she will warrant and defend the same from all lawful claims whatsoever

IN WITNESS WHEREOF I have hereunto set my hand and seal this 5 day of February, A. D. 1921.

WITNESSES:

August Kelnberger

Henrietta Voight

Roy F. Shields

STATE OF OREGON, }
County of Marion } ss.

On this the 5th day of February, A. D. 1921 personally came before me, a Notary Public in and for the said County and State, the within named Henrietta Voight, widow of Charles Voight, deceased, to me personally known to be the identical person described in and who executed the within instrument, and who each personally acknowledged that she executed the same freely and voluntarily for the uses and purposes therein named, and without fear or compulsion from any one.

WITNESS my hand and seal this the date first in this certificate written.

Roy F. Shields

Notary Public for Oregon.

(L.S.)

My Commission Expires June 9th, 1924.

-----00000-----

#52202

Warranty Deed.

Leora Caraway and husband,

Filed June 8th, 1921, at 9:12 o'clock A. M.

No. 1280

T. J. Coyle and wife

DEED TO

Peter Laforge

Filed on the 29th day of June, 1906

at 5 o'clock 15 minutes A. M.

E. W. Francis,

County Recorder.

This Indenture, WITNESSETH, That T. J. Coyle

and Anna Coyle

his wife, for the consideration of the sum of

Twenty

Dollars, to them

paid, he

has bargained and sold, and by these presents

do bargain, sell and convey unto

Peter Laforge

the following described premises, to-wit:

Beginning at a point 11.35 chains West and 13.14 chains South of the N. E. Corner of Section 3 in Tp. 13 S. of R. 2 West of Willamette Meridian in Linn County, Oregon; thence East 90 rods as the beginning point of the land conveyed by this deed; Thence East from last said beginning point 30 rods, to grantors' S. E. Corner; Thence North 26.65 chains to grantors' N. E. Corner; Thence West 30 Rods; Thence South 26.65^{chains}, more or less to place of beginning, containing twenty acres, more or less, in (Section 35 Tp. 12 S. R. 2 West of Willamette Meridian. (Section 2 Tp. 13 S. R. 2 West of Willamette Meridian. in Linn County, Oregon; it being the intention of the parties to this deed to convey to grantee the East One fourth of the 80 acre tract of land conveyed by Jacob Oberholtzer to T. J. Coyle by deed dated February 15th, 1905, and recorded on page 199 in volume 79 of Deed Records of said County on April 12th 1905

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said Peter Laforge his

heirs and assigns, forever.

And I, the said T. J. Coyle

do hereby covenant to and with the said

Peter Laforge his

heirs and

assigns, that I am the owner in fee simple of said premises; that they are free from all incumbrances, and that I will covenant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 2nd day of June, 1906

Done in Presence of

Ch. E. Bushhart

T. J. Coyle

E. W. Francis

Anna Coyle

STATE OF OREGON,

County of Linn

ss.

On this the 2nd day of June

A. D. 1906,

personally came before me, a Notary Public

in and for said County, the within named

T. J. Coyle

and

Anna Coyle

his wife, to me known to

be the persons whose names are subscribed to and who executed the foregoing conveyance, and acknowledged to me that they executed the same freely and for the best and purposes therein named. And the said

T. J. Coyle, upon being sworn, acknowledged to me that she executed the same freely, and without fear or

coercion, and that she was the lawful wife of the said T. J. Coyle, and that she was not under any legal disability at the time she executed the same.

E. W. Francis

Notary Public for Oregon

KNOW ALL MEN BY THESE PRESENTS, That GLADYS BLACKWELL and HENRY B. BLACKWELL, her husband, GRACE COYLE and JERRY J. COYLE, her husband, in consideration of Ten Dollars and other good and valuable consideration, to them paid by ALTON J. COYLE and DORIS M. COYLE, husband and wife, do hereby grant, bargain, sell and convey unto said ALTON J. COYLE and DORIS M. COYLE, husband and wife as tenants by the entirety, their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Linn and State of Oregon, bounded and described as follows, to-wit:

Beginning at the Southeast corner of the D.L.C. of Reuben S. Coyle and wife, Not. No. 2338, Claim No. 63, in Township 12, South, Range 2 West of the Willamette Meridian, in Linn County, Oregon, and running thence South along the West line of the 56.60 acre tract this day conveyed by the grantor to the grantee, 28.75 chains to the Southwest corner thereof; thence West 3 chains to the East boundary line of the James Coyle D.L.C. Not. No. 2352 in said Township and Range; thence North 28.75 chains along the East line of said James Coyle D.L.C. to the South boundary of said Reuben S. Coyle D.L.C.; thence East 3 chains to the place of beginning and containing 8 1/2 acres, more or less, all situate in Linn County, Oregon. This is the tract described in deed recorded in Vol. 123, Page 226 Linn County Deed Records.

ALSO, Beginning at the Southeast corner of the Donation Land Claim of Richard Usher and wife, Not. No. 2353, Claim No. 62, in Township 12, South of Range 2 West of the Willamette Meridian, Oregon, and running thence North 22.95 1/2 chains; thence West 28.09 chains; thence South on a line parallel with the East line of said Donation Land Claim 22.95 1/2 chains, to the South line of said Donation Land Claim; thence East along the South line of said Donation Land Claim 28.09 chains, more or less, to the place of beginning, containing 65 acres, more or less, all lying and being situate in the County of Linn and State of Oregon, EXCEPTING therefrom the following: Beginning at a point 18.08 chains North and 10.59 chains West of the Southeast corner of said Donation Land Claim, and running thence South 66 feet and 10 1/2 inches; thence West 66 feet and 10 1/2 inches; thence North 66 feet and 10 1/2 inches; thence East 66 feet and 10 1/2 inches to the place of beginning.

AND, ALSO, Beginning at a point 28.09 chains West of the Southeast corner of the Donation Land Claim of Richard Usher and wife, Not. No. 2353, Claim No. 62 in Township 12, South of Range 2 West of the Willamette Meridian, Oregon, and running thence North 22.95 1/2 chains; thence West 24.61 chains to the West line of said Donation Land Claim; thence South along the West line of said Donation Land Claim 22.95 1/2 chains to the South line of said Donation Land Claim; thence East along the South line of said Donation Land Claim 24.61 chains, more or less, to the place of beginning, containing 56.60 acres, more or less, all lying and being situate in the County of Linn, State of Oregon.

(Corrected Deed)
(Page 1).



This conveyance is made subject to the rights of the public in portions of the above described premises lying within roads and highways.

ALSO, SAVE AND EXCEPT AND SUBJECT TO:

Exception of 1 acre for graveyard contained in deed from William Whalen and wife to John P. Murphy and Polly S. Murphy, recorded Feb. 1, 1910 in Book 90, page 537 Deed Records.

TO HAVE AND TO HOLD the above described and granted premises unto the said ALTON J. COYLE and DORIS M. COYLE, husband and wife as tenants by the entirety, their heirs and assigns forever.

And GLADYS BLACKWELL and GRACE COYLE the grantors above named do covenant to and with the above named grantees, their heirs and assigns that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances, except the above mentioned exceptions and reservations, and that they will and their heirs, executors and administrators, shall 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 said above mentioned exceptions and reservations.

WITNESS our hands and seal this 24th day of February, 1959.

Gladys Blackwell (SEAL)
Henry B. Blackwell (SEAL)
Grace Coyle (SEAL)
Jerry J. Coyle (SEAL)

(Warranty Deed)
 (Page 2).

1208 1207 2002 240

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES
OFFICE OF COUNTY ASSESSOR, LINN COUNTY, OREGON

12 2W 35 1500 9-2 SECTION OR LOT TOWNSHIP OR BLOCK RANGE WM

MAP NO. TAX LOT NO. 18-2

ACCOUNT NO. CODE NO. ADDITION CITY

INDENT EACH NEW COURSE TO THIS POINT	LEGAL DESCRIPTION	DATE OF ENTRY ON THIS CARD	DEED RECORD		ACRES REMAINING
			VOLUME	PAGE	
↓	Beg at the SE cor of C1 62, T 12 S, R 2 W; th N 22.955 chs th W 28.09 chs th S 22.955 chs to beg, contg 65 acres	1-1-60	266	28	
ALSO:	Beg 28.09 chs W of the SE cor of the DLC of Richard Usher C1 62, T 12 S, R 2 W; th W 24.61 chs th N 22.955 chs th E 24.61 chs th S 22.955 chs to beg, contg 56.60 acres				
ALSO:	Beg at the NW cor of Lot 2, in Sec 35, T 12 S, R 2 W; th E to the NE cor of the N proj of sd Lot 2 th S to the interior cor of sd lot th W to the W li of sd lot th N to beg, contg 8.50 acres 130.10 A				
Ex Tax Lot 1400	Lvg 0.10 A in rd				
	JVF 11249	1-31-96	MERGER		130.0
	Doris M Cone dec'd 1-27-96 DATA				dec'd

THIS RECORD WAS
PREPARED FOR
ASSESSMENT PURPOSES ONLY

United States

Dated May 24 1877

R. S. Coyle

By J. J. Glavin Deputy

The United States of America

To all to whom these presents shall come greeting

Whereas there has been deposited in the general Land office of the United States a Certificate numbered Seven Thousand three hundred and forty seven of the Register and Receiver at Oregon City Oregon whereby it appears that under the provisions of the Act of Congress approved the 27th day of September 1850 entitled "An Act to create the office of Surveyor General of the Public Lands in Oregon and to provide for the survey and to make Donations to Settlers of the said Public Lands and the legislation supplemental thereto the Claim of Reuben S. Coyle and his wife Hannah Coyle of Linn County Oregon Notification No 2338 has been established to a Donation of One Section or Six Hundred and forty acres of Land and that the same has been surveyed and designated as Claim number sixty three being parts of Sections twenty three twenty six twenty seven thirty four and thirty five in Township twelve North of Range two West according to the official plat of survey returned to the General Land Office by the Surveyor General being bounded and described as follows to-wit: Beginning at a point seven chains and sixty five links West and forty chains and eighty links South of the North East corner of said Section thirty four and running thence East fifty eight chains and eighty one links thence North One hundred and thirty eight chains and eighteen links thence West eighteen chains and seventy six links thence South eighteen degrees West fifty eight chains and twenty two links thence West twenty one chains and eighty four links and thence South eight degrees

Book R 75

And sixty liues to the place of beginning in the district of
lands subject to sale at Oregon City Oregon containing six
Hundred and forty two acres and eighty seven hundredths
of an acre


Now know ye that the United States of America in consideration
of the premises and in conformity with the provisions of the act aforesaid

Have given and Granted and by these presents Do Give and
Grant unto the said Reuben S Coyle and to his heirs
the north half and unto his wife the said Hannah Coyle
and to her heirs the South half of the tract of land above
described

To Have and To Hold the said tract with the
appurtenances unto the said Reuben S Coyle and his wife
Hannah Coyle and to their heirs and assigns forever their
respective portions as aforesaid

In Testimony Whereof I Myles S Grant President of the
United States have caused these letters to be made patent
and the Seal of the General Land Office to be hereunto affixed

Given under my hand at the City of Washington
this Sixth day of April in the year of our Lord One Thousand
Eight Hundred and Seventy five and of the Independence
of the United States the Ninety Ninth



By The President U S Grant

By S D Williamson Secretary

L K Leppincott Receiver of the General

Records Vol 11 Page 497

Land Office

This Indenture Witnesseth, That -----John P. Murphy-----
 and -----
 -----Polly S. Murphy, -----his wife, for the consideration of the sum
 of -----ten and no/100 (\$10.00)-----DOLLARS
 to ---them--- paid, have bargained and sold, and by these presents do bargain, sell and convey unto
 -----W. H. Skeels-----
 the following described premises, to-wit:

Beginning at the southeast corner of the Donation Land Claim
 of Richard Usher and wife, Notification No. 2353, Claim No. 62, in
 Township 12 South of Range 2 West of the Willamette Meridian, Ore-
 gon, and running thence north 22.95½ chains; thence west 28.09
 chains; thence south, on a line parallel with the east line of said
 Donation Land Claim 22.95½ chains, to the south line of said Dona-
 tion Land Claim; thence east along the south line of said Donation
 Land Claim, 28.09 chains, more or less, to the place of beginning,
 containing 65 acres, more or less, all lying and being situate in
 the County of Linn and State of Oregon, excepting therefrom the
 following: Beginning at a point 18.08 chains north and 10.59
 chains west of the southeast corner of said Donation Land Claim,
 and running thence south 66 feet and 10½ inches; thence west 66
 feet and 10½ inches; thence north 66 feet and 10½ inches; thence
 east 66 feet and 10½ inches, to the place of beginning, to be used
 exclusively for burial purposes.

To Have and to Hold the said premises, with their appurtenances, unto the said -----
 -----W. H. Skeels, his----- heirs and assigns forever. And---I--- the said -----
 -----John P. Murphy,-----do hereby covenant to and with the said
 -----W. H. Skeels, his----- heirs and assigns, that
 --I-- a. m. -----the owner, in fee simple of said premises, that they are free from all incumbrances,
 and that---I---will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, --we---have hereunto set our hands and seal this 13
 day of ---February---, 1914.

DONE IN THE PRESENCE OF

Mabel A. LeLong
 E. M. Case

John P. Murphy (SEAL)
 Polly S. Murphy (SEAL)

166206

2.50

State of Oregon, ss.
County of Linn

I hereby certify that the within
was received and duly recorded
by me in Linn County Records

Book of Dec's

Vol. 266 Page 16 on
the 2nd day of June

1959, at 3:22 o'clock P. M.

Steele E. H. H. H.
Recorder of Linn County, Oregon

By _____ Deputy

Warranty Deed

FROM

John P. Murphy et ux

TO

W. E. Skeels

STATE OF OREGON, ss.

County of Linn

I hereby certify that the within was
received and duly recorded by me in
Linn County Records, book
of Dec's, Vol. 266, Page 406

on the 14th day of Feb.
1959, at 9:00 o'clock A. M.

Steele E. H. H. H.
County Recorder.

By _____ Deputy.

STATE OF OREGON,
County of Marion

On this the 13 day of February, A. D. 1914, personally came before
me a Notary Public in and for said County, the
within-named John P. Murphy, and Polly S. Murphy, his wife
to me known to be the identical person, as described in and who executed the foregoing conveyance, and
acknowledged to me that they executed the same freely, and for the uses and purposes therein named.

WITNESS my hand and

February, A. D. 1914.

Notary Public for Oregon

Maxwell A. de Long