



A program of the Oregon Farm Bureau Foundation for Education

Date: 04/26/2017

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:

Nicholson Investments, LLC

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

Nicholson Home Ranch

Mailing address of Legal Owner / Applicant:

Redacted For Privacy

Telephone: **Redacted For Privacy**

E-mail address: **Redacted For Privacy**

Contact name (if different than legal owner): **Larry W. Nicholson**

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: **1.5 Miles** from nearest town: **Fort Klamath, OR**

Township **33 South** Range **7 ½ East** Section **18**

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): **William Elmore Nicholson**

Founder(s) prior Country or State if not Oregon: **Redacted For Privacy**

Date (year) this farm or ranch was acquired by founder(s): **September 8, 1898**
(Attach verifying documentation. See Application Qualification #7)

Who farms or ranches the land today? **William S. Nicholson and Larry W Nicholson**

Relationship of applicant to original owner. Clearly explain lineage from original ownership documents to current applicant. (See Application Qualification #70: **Grandfather and Great Grandfather**)

How many acres were included in original farm or ranch? **320**

How many acres are included today in the farm or ranch? **680**

How many acres are in agricultural use today? **680**

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?

History of crops or livestock raised on farm or ranch:

What were the early crops or livestock?

In the early days of the ranch, the grass or oats were harvested and piled in large stacks. Clover was planted to increase the nutrient value. Hay was both sold and used for a dairy cow operation, however bangs disease wiped out the herd in the 1930's. A new direction had to be contemplated.

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

William E Nicholson's son, Stewart in the mid 1930's began a cow/calf operation and also bought stocker cattle to feed on the nutritious pastures after the bangs disease whipped out the dairy operation. The grass season usually starts in the April/May time period and ends by October in most years. Cattle

were shipped in the fall to feedlots and/or Northern California to take advantage of the winter grass season.

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

For the past couple decades we've both raised our own cattle and leased out the pasture. Either way, a family member has always lived on the ranch. Currently my dad, William (Bill) S Nicholson lives on the ranch. We currently lease out the pasture but manage all the ranch operations, including the health of the cattle.

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.

The homestead house was built in about 1893 by George Shepard, who homesteaded the ranch. This building is no longer standing. He only owned the property for 5 years before he sold it to William E Nicholson in 1898.

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.

The horse barn was built about 1912 and is still in use today. The dairy barn and milk house were built in 1921. Both are still in use today. In fact dad, Bill Nicholson, has created a museum in portions of both the horse barn and the cow barn with lots of photos of family and past history of the Fort Klamath area. The bunk house was built in the 1920's. Around 1925 a family home and garage were built, followed by a larger (main) family home built in 1951. The family home built around 1925 burned down in the 1960's. All the other building are standing and still in use today. (See photos attached)

The family:

How many generations live on the farm or ranch today?

Today, my dad lives on the ranch. Just one generation at this time.

List names and birth years:

William S Nicholson, born January 1, 1935

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)

Nicholson Home Ranch: 1898 to Present

It was 1893 when Charles Nicholson and his son, William E. Nicholson, and his son-in-law, Ed Leever became owners of land in the Wood River Valley. Homesteading started shortly after the Fort Klamath Military Fort was established in 1863 for protection and the homestead act was recently enacted. By the turn of the century, there were many settlers in the valley.

In September of 1898, William E. Nicholson purchased the "home ranch" from George Shepard in October of 1898. William married Nellie Sturges and they moved into the homestead cabin on the ranch and started their family. William and Nellie had four children, Stewart, Francis, Theodore (Ted), and Lloyd. Ted and Lloyd were born on the ranch.

In the early years of ownership William tried to produce many types of crops including carrots, potatoes, and alsike clover. Although the soil was exceptionally fertile, the climate was too cold, frost was possible if not probable every month of the year. In addition, marketing products was limited to the local area since travel was impossible because of poor roads and deep snow in the winter.

Later, he along with his two older sons, Ted and Stewart, started a dairy farm and put up meadow hay and raised work horses. In the late teens they expanded the dairy to 100 cows and automated the milking parlors, they delivered milk to customers locally as well as the Klamath agency and Crater Lake. They also grew some of the finest alsike clover in the county. After a couple successful seasons, army worms destroyed the crop.

In about 1925, William and Nellie moved back to Medford and the two boys, Ted and Stewart, formed a partnership and continued the dairy operation under the name of "Cloverdale Dairy". In the early 1930's bangs disease infected the herd and ended the dairy business.

In 1935, William passed away, and the ranch was passed on to his wife Nellie and the two boys Ted and Stewart.

In the late 1930's it was decided that the highest and best use of the land was the native grass. It was discovered that summer grazing on these grasses, converted into phenomenal gains in cattle. With the advent of commercial transportation, cattle producers could move cattle into the valley in the spring, graze the pastures in the summer, and move the cattle out in the fall. It has been confirmed that the feed conversion of the valley grass to beef is some of the best in the world.

In the early 1940's, Ted and Stewart dissolved their partnership and each took a share of the expanded property, with Stewart getting the home ranch. In 1961 Nellie passed away leaving her share of real estate to Stewart and Ted's heirs.

In 1970, Stewart passed away and left the home ranch to his wife, Anita, who operated the ranch until 2000. She then sold it to her son, William S. and grandsons Larry, Gary, Brad and Jeff who formed a limited partnership called Nicholson Investments. The thought being that they wanted to keep the ranch in perpetuity. Later, the daughter of William S. and sister to Larry, Gary, Brad and Jeff; Lisa Zimmerman was included in the LLC. (copy of this transaction is shown in the minutes of the LLC)

The LLC has operated the ranch since 2000 by running their own cattle as well as a lease program. They continue to take care of the ranch including but not limited to fencing, irrigation, pasture management and health care of the livestock.

For the complete time of ownership, a family member has been a resident of the home ranch, starting with William E. Nicholson's family in the homestead cabin. Then

the Stewart Nicholson family, and now the William S. Nicholson family where William S. continues to reside.

With a keen interest in family and local history, William S. along with his children, have converted the large barns into museums. Several items of historical significance are on display (see copy of "red meat survivors" article from the range magazine).

Oregon Century Farm & Ranch Program Application

Statement of Affirmation

I, **Larry W. Nicholson**, hereby affirm and declare that the farm or ranch which I own at Redacted For Privacy Redacted For Privacy in the County of Klamath 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.

Larry W. Nicholson _____ 4/26/2017
 Signature of Owner Date

Certification by Notary Public

State of Oregon County of Jackson

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 Larry W. Nicholson, known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that Larry W. Nicholson 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.



Annelle M. Tresemer
 Notary Public for Oregon
 My Commission Expires 11/2/18

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

Ownership Timeline of the Nicholson Ranch

George Shepard Homesteaded, built a cabin and sold the ranch to William E Nicholson on September 8, 1898.

William E Nicholson died and transferred the ownership to his wife, Nellie Nicholson and son, Stewart E Nicholson on November 29, 1935.

Stewart Nicholson died and transferred ownership to his wife Anita Nicholson on June 29, 1970.

Anita Nicholson sold the ranch to her son, William S Nicholson (Bill) and Bill's sons, Larry Nicholson, Gary Nicholson, Jeff Nicholson, and Brad Nicholson. Bill, Larry, Gary, Jeff, and Brad formed an LLC named, "Nicholson Investment, LLC" who bought the ranch on December 1, 2000. Later on, Bill's daughter, Lisa Zimmerman, was added to the LLC as one of the owners. (See Minutes of LLC date June 30, 2011).

See supporting documentation attached for ownership timeline and photos of the ranch at different time periods.

WARRANTY DEED.

-----X
George Shepherd and Alfa
Shepherd, his wife.

To

W. E. Nicholson.
-----X

Dated September 8, 1898.

Recorded September 12, 1898.

Vol. 11 of Deeds, page 227.

Consideration \$2000.00

Signed, scrolls, 2 witnesses.

Acknowledged September 8, 1898, before W. N. Luckey, Notary Public,
Jackson County, Oregon. Seal, regular.

Premises.

SW $\frac{1}{4}$ of Sec. 17, S $\frac{1}{2}$ of SE $\frac{1}{4}$, NE $\frac{1}{4}$ of SE $\frac{1}{4}$ and SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec. 18 in Tp.
55 S.R. 7 $\frac{1}{2}$ E.W.M., in Klamath County, Oregon., and containing 320 acres.

GRANTING WORDS: bargain, sell and convey....

COVENANTS: -....free from all incumbrances.....will warrant and defend the same
from all lawful claims whatsoever.....

42

73158 Vol 251, pg 86

AFFIDAVIT

STATE OF OREGON)
County of Klamath) SS

I, Wm. Ganong, being first duly sworn, depose and say that I am now and have been since the year 1919 an attorney at law duly licensed to practise and practising law at Klamath Falls, Oregon; that I knew W.E. Nicholson in his lifetime; that he died on or about October 29, 1935; that said W.E. Nicholson left surviving him his wife, Nellie Ann Nicholson; that thereafter, the said Nellie Ann Nicholson, who was sometimes known as Nellie Nicholson, married one Arthur Short on or about April 7, 1946; that Nellie A. Short, grantor with her husband, Arthur Short, in deed of conveyance to Stewart Nicholson and Anita Nicholson, husband and wife, for the property described as West half of northwest quarter (being Lots 1 and 2) and southeast quarter of northwest quarter of Section 18, Township 33 South, Range 7 1/2 East Willamette Meridian in Klamath County, Oregon, which was deed was recorded in Book 242 at page 18 of Klamath County Deed Records, and Nellie A. Short, grantor with her husband, Arthur Short, in deed to Stewart Nicholson for the North half of the following described property: East half of southeast quarter and southeast quarter of Northeast quarter of Section 18, Township 33 South, Range 7 1/2 East Willamette Meridian, excepting portion theretofore granted to said grantee, which deed was recorded in Volume 242 at page 24, was one and the same person as the above named Nellie Ann Nicholson, who was the former wife of W. E. Nicholson; that Stewart Nicholson is one and the same person as S. E. Nicholson.

Wm. Ganong

Subscribed and sworn to before me this 19th day of October, 1951.

Opel V. McDonald
Notary Public for Oregon
My Commission expires April 4, 1955

STATE OF OREGON)
County of Klamath) SS October 19, 1951

Personally appeared the within named Wm. Ganong and acknowledged the foregoing to be his voluntary act and deed. Before me:

Stewart E. Nicholson
Witness

1 THIS IS THE LAST WILL AND TESTAMENT of me, STEWART E. NICHOLSON, of Klamath
2 County, Oregon.

3 I.

4 I revoke all other wills and codicils heretofore made by me.

5 II.

6 I direct my Executors to treat as an obligation of my estate and to pay,
7 without any apportionment thereof, all estate, inheritance or other death taxes
8 or duties imposed and made payable by reason of my death by the laws of the
9 United States, or of any state, territory or country, and if any other person
10 shall pay any such tax my executors shall reimburse such person.

11 III.

12 I give and bequeath unto my wife, Anita Nicholson, any interest I may have
13 in the household goods and furnishings in our home, my automobile or automobiles,
14 and all my personal jewelry, clothing and other articles of personal or domestic
15 use or ornament. If my said wife shall have predeceased me, I give and bequeath
16 such property to my children surviving at my death, to be divided among them
17 as they shall agree.

18 IV.

19 If my wife, Anita Nicholson, shall have survived me, I give, bequeath and
20 devise all of the rest, residue and remainder of my estate of whatsoever nature
21 and wheresoever situate unto my said wife, Anita Nicholson, and my son,
22 William S. Nicholson, IN TRUST, however, upon the terms and conditions and for
23 the uses and purposes hereinafter set forth.

24 (a) My Trustees shall divide my residuary estate into two trusts, one of
25 which, hereinafter referred to as Trust A, shall be held and applied as provided
26 in Part V hereof, and one of which, hereinafter referred to as Trust B, shall
be held and applied as provided in Part VI hereof.

27 (b) Trust A shall consist of such fractional share of my residuary estate
28 as will equal fifty percent of my adjusted gross estate as finally determined
29 for federal estate tax purposes, less the aggregate amount of any marital
30 deductions allowed by reason of any property or interest in property passing,
or considered to pass for such tax purposes, from me to my said wife otherwise
than by the provisions of this Part IV of my Will, and such share shall not be
diminished by any estate or inheritance taxes made payable by reason of my
death. My Trustees shall have unrestricted discretion to determine what assets

MINUTES OF SPECIAL MEETING
OF GIFTING
OF
NICHOLSON INVESTMENTS L.L.C.

A special meeting of the Members of Nicholson Investments L.L.C., an Oregon limited liability company (the "Company") was held at 10:00 a.m. on June 30, 2011 at the company office in Ft. Klamath, Oregon.

Present at the meeting were the Members of the Company, William Nicholson, Larry Nicholson, Brad Nicholson, Jeff Nicholson and Gary Nicholson.

William Nicholson, Member of the Company, acted as chairperson and kept the Minutes of the meeting.

The chairperson announced that the first item of business would be the adoption of a Restated Operating Agreement dated April 1, 2011. Whereupon, after discussion and upon motion made, seconded and unanimously carried, the following resolution was unanimously adopted:

"RESOLVED, that the Restated Operating Agreement dated April 1, 2011 is hereby adopted as the Operating Agreement of the Company."

The next item of business was the admission of Lisa Zimmerman as an additional Member of the Company. In review of Section 1.8 of the Restated Operating Agreement by the Members it was noted that unanimous written consent of the Members must be obtained to admit an additional Member. Whereupon, after discussion and upon motion made, seconded and unanimously carried, the following resolution was unanimously adopted:

"RESOLVED, that Lisa Zimmerman is hereby admitted as a Member of the Company."

The next item of business was the desire of William Nicholson to gift to Lisa Zimmerman an interest in the Company. Whereupon, after discussion and upon motion made, seconded and unanimously carried, the following resolution was unanimously adopted:

"RESOLVED, that William Nicholson shall gift to Lisa Zimmerman 5 units of the Company."

Therefore, be it noted on the books of the Company that after the transfer of 5 units in the Company from William Nicholson to Lisa Zimmerman, the Member's ownership interest in the Company, which shall be reflected in Section 2.2 of



After recording return to:
Nicholson Investments, L.L.C.
PO Box 491
Fort Klamath, OR 97626

Until a change is requested all tax statements
shall be sent to the following address:

Nicholson Investments, L.L.C.
PO Box 491
Fort Klamath, OR 97626

Escrow No. K56098S
Title No. K56098S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M00 Page 44110

State of Oregon, County of Klamath
Recorded 12/08/00, at 2:07 p. m.
In Vol. M00 Page 44110
Linda Smith,
County Clerk Fee \$ 21.00

2000 DEC -8 PM 2:07

STATUTORY BARGAIN AND SALE DEED

Anita Nicholson, Grantor, conveys to Nicholson Investments, L.L.C., an Oregon limited liability company, Grantee, the following described real property:

NW1/4, N1/2 SW1/4 and Lot 4 of Section 7; SW1/4 of Section 17; and Lots 1 and 2, SE1/4 NW1/4, E1/2 SE1/4 and SE1/4 NE1/4 of Section 18 in Township 33 South, Range 71/2 East of the Willamette meridian, Klamath County, Oregon.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$853,940.00 (Here comply with the requirements of ORS 93.030)

Dated this 1st day of December, 2000

Anita Nicholson

Anita Nicholson

STATE OF OREGON
County of KLAMATH } ss.

This instrument was acknowledged before me on this 1st day of December, 2000
by Anita Nicholson

Stacy Hilferty
Notary Public for Oregon
My commission expires: 8-2-03



KLAMATH COUNTY, GOV'T CENTER,
PROPERTY DESCRIPTION

Redacted For Privacy

LAST YEAR'S TAX 1,974.16

See back for explanation of taxes marked with (+)

Redacted For Privacy

ACRES: 218.18
MAP: R-3307-V0000-03000-000
CODE: 072

NICHOLSON INVESTMENTS LLC
PO BOX 491
FORT KLAMATH, OR 97626
STATEMENT SE 046567

THIS YEAR'S TAX

EDUCATION:

KLAMATH COUNTY SCHOOLS 1,013.22
SOUTHERN OREGON EDUCAT 88.12
KLAMATH COMMUNITY COLL 102.95

EDUCATION TOTAL:

1,204.29

GENERAL GOVERNMENT:

KLAMATH COUNTY 433.25
LIBRARY 122.53
KLAMATH 9-1-1 EMER COM 38.53
KLAMATH COUNTY PREDATO 15.00
KLAMATH COUNTY EXTENSI 37.51
MUSEUM LEVY 12.50
KLAMATH 9-1-1 EMER COM 20.00

GENERAL GOVERNMENT TOTAL

679.32

EXCLUDED FROM LIMITATION:

KLAMATH COUNTY SCHOOLS 157.46

EXCLUDED FROM

LIMITATION TOTAL:

157.46

2016-17 PROPERTY

TAX TOTALS

=====
2,041.07

TOTAL TAX (After Discount)

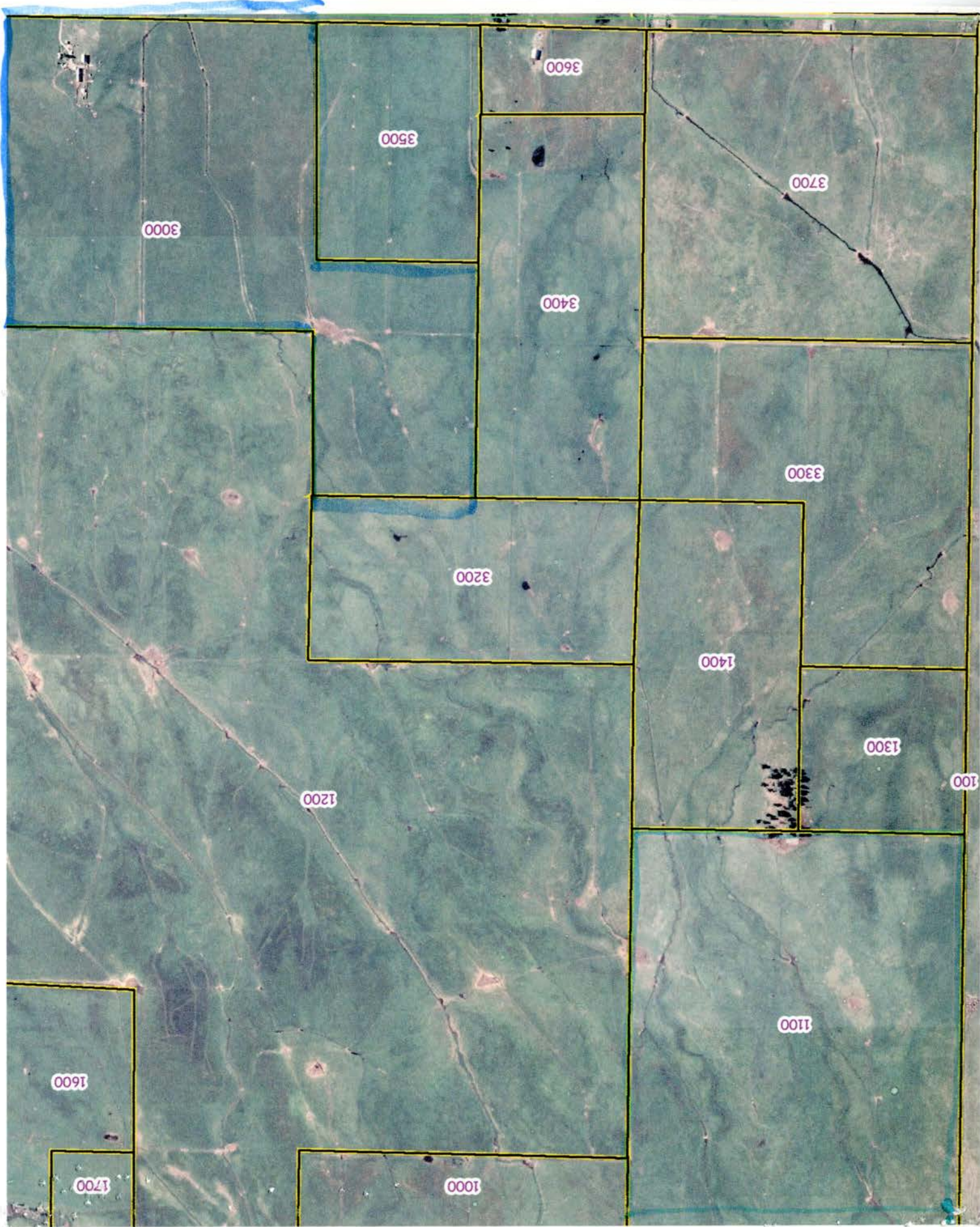
1,979.84

VALUES:	LAST YEAR	THIS YEAR
MARKET & SPECIAL USE VALUES:		
LAND - RMV	12,980	11,160
SPEC USE PO	640,880	640,880
IMPROVEMENT	124,660	136,100
TOTAL VALUE	778,520	788,140
TAXABLE VALUES:		
ASSESSED VA	242,900	250,060
EXEMPTION	0	0
NET TAXABLE:	242,900	250,060

MAIL NOVEMBER PAYMENT TO PORTLAND
PAY KLAMATH COUNTY TAX COLLECTOR
C/C PAYMENT WWW.KLAMATHCOUNTY.ORG
ASSESSMENT/ADDRESS/OWNER
QUESTIONS CALL (541)883-5111
PAYMENT QUESTIONS CALL
(541)883-4297

If a mortgage company pays your taxes,
This statement is for your records only.

Full Payment with 3% Discount	2/3 Payment with 2% Discount	1/3 Payment No Discount
1,979.84	1,333.51	680.36



CONFESSIONS OF RED MEAT SURVIVORS

Some of ranching's old-timers admit to ignoring the problems of cholesterol and other unnamed and often unsubstantiated handicaps. They believe that red meat is good, which is proven here, simply by age and attitude.

OREGON Bill Nicholson, 81 Preserving history.

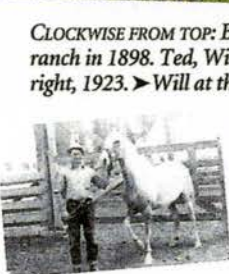
Preserving the past—including the time the barns were filled with milk cows, draft horses, and all sorts of ranching odds and ends—is part of the goal for Bill Nicholson, 81, a third-generation rancher at the Nicholson Ranch near Fort Klamath in southeastern Oregon. The cows and horses are gone, but the barns resonate with the history of times past.

"I think we've got to preserve the past," Bill quietly but forcefully insists. His grandfather, William Elmore Nicholson, purchased the then 320-acre Wood River Valley ranch from George Shepard in 1898. "Future generations need to know how this county and country was formed."

Bill's great-grandfather, Charles Nicholson, moved to Klamath County's Wood River Valley from Iowa in 1893, renting ranches until William Elmore bought the family ranch. For years Bill ran 600 to 700 head of cattle. In recent years the ranch and neighboring lands, totaling



PHOTOS COURTESY NICHOLSON FAMILY



CLOCKWISE FROM TOP: Bill's grandfather, Will Nicholson, center, bought the ranch in 1898. Ted, Will's oldest son, is on left and Bill's dad, Stewart, is on right, 1923. ► Will at the homestead cabin ca. 1902. ► The family: Standing, L to R, Bill, Larry, Ryan, Kelsey Zimmerman, Anne, Ben, Lindsay & Gary Zimmerman. Seated, L to R, Jeff, Ted, Lisa (Nicholson) Zimmerman, Bradley and Mary (Kelleher) Nicholson. ► Bill with Superior Livestock rep Jim Davis. ► Bill with new horse, ca. 1940s. ► Aerial view of ranch.

about 960 acres, have been leased out to ranchers from Dixon, Calif., who move 1,300 to 1,400 Angus-cross cattle to the valley for summer grazing.

"You're close to nature. You're your own boss. You're doing something different all the time," Bill says of ranching.



Bill has retreated from many of the day-to-day chores, turning

those responsibilities over to Butch Wampler. Instead of ranching, Bill is focused on preserving the area's history, including on his family ranch. Its horse barn was built around 1918, while the milking barn dates back to 1932.

The horse barn once housed 21 draft horses and had a harness room. Now it serves as a still-developing museum that features the history of Bill's family and other early valley settlers. The milking barn, with 50 stanchions where 100 cows in the Nicholson Ranch's Cloverdale Dairy were milked twice a day, emphasizes the dairy history.

Both are filled with photos, from ranches and ranching families like the Wampplers and Sismores to old barns and winter carnivals when Fort Klamath hosted round-trip cross-country ski races to Crater Lake. There's horse tack and other items preserved from early ranches and dairies.

Noting that there were several dairies and creameries in the Fort Klamath area nearly 100 years ago, Bill says, "That was the big thing here

in the '20s." The dairy industry went dry in the 1930s, when Bang's disease wiped out herds.

"The pioneers here tried everything," Bill says of efforts by Wood Valley residents to make livings. "It all worked out that the best use was grass for grazing."

For years the Wood River Valley and Fort Klamath, the location of a former Army fort, were bustling. Bill says at one time there were 100 students in the Fort Klamath schools. "Now you could stick 'em all in my pickup truck and drive them to Chiloquin."

The valley comes alive in the summer when thousands of cattle are trucked from Red Bluff, Cottonwood, Dixon and other Northern California ranches. The

number of full-time valley residents has shrunk because ranchers and their families, like the cattle, move south in the fall.

Trying to keep the valley and his family's ranching tradition alive is why Bill is reconfiguring his barns as museums. "I started it to create interest with my kids and grandkids," says Bill, the father of five. "I'm here to take care of the ranch and pass it on. One thing," he laughs of his ongoing barn project, "led to another."

The barn exhibits were created for family and friends, but they're open for viewing at special events like the traditional community Fourth of July gathering and fireworks show that's been held the past four years at the Nicholson Ranch, and for weddings and bus tours in conjunction with the Klamath County Museum. Even when the barn's not open, the amazing five-and-a-half-foot-tall front-yard granite monument provides a sketch of Nicholson family history.

"It goes along with being one of the oldest ranches in the valley," Bill says of the monument, which lures motorists and bicyclists. "It's a changed world up here. Time goes by pretty fast."

—Lee Juillerat

IDAHO

Bob Schild, 84

Living on horses.

Since his boyhood on Idaho's Fort Hall Indian reservation, most every penny Bob Schild ever put in his pocket came from horses. "Dad traded a few horses and we always had to rough them out," Bob says. He remembers a time when he "couldn't have weighed more than a hundred pounds" and his father bought a horse some 40 miles away. "I rode the horse home. She was supposed to be broke, but she wasn't. She wasn't what you'd call broke when I got her home, but she was gentled."

Bob says his father "worked the hell out of us. We worked harder than most men. Farm work and cattle and building fence and shoveling ditch." Compared to that, gentling horses was fun. "The only recreation my brother and I had was horses."

High school agriculture teachers encouraged Bob to apply to the University of Idaho and helped arrange a scholarship and a job at the university dairy. "When I left to go to college I had \$140 in my pocket, a train ticket, a \$100 scholarship, and a 65-cent-an-hour job to go to school a year on."

Rodeo club members encouraged Bob to compete, going so far as to pay his entry fees and travel expenses. At his first rodeo, he won bronc riding, was second in bareback riding, and runner-up for the all-around. "Won \$50. And I don't think I'd ever had \$50 of my own in my hand in my life."

That launched a rodeo career that lasted through college and nearly 20 years on the professional circuit. Bob transferred to Colorado A&M (now Colorado State University) with a rodeo scholarship. In 1954, he was the National Intercollegiate Rodeo Association champion bareback and saddle bronc rider, and was twice runner-up NIRA all-around champion.

With a degree in animal science, Bob planned to own a ranch. "I wanted to be in the cow business. We always thought we were cowboys from when we were small, and never changed our minds." He saw rodeo as a way to get there, but travel and living expenses made it difficult to save. "When I realized I was never going to put together



PHOTOS COURTESY BOB SCHILD

CLOCKWISE FROM ABOVE: Bob Schild at B-Bar-B Leather in Blackfoot, Idaho. ▶ Bob, kneeling, second from left, was National Intercollegiate Rodeo Association saddle bronc and bareback riding champion in 1954. ▶ Bob rides a saddle bronc in 1962.

▶ Bob, kneeling, as high school FFA president, ca. 1949. Also pictured are Hugh Torrey, secretary, and Bradley Scott, treasurer.



"When I realized I was never going to put together enough money to buy that cow outfit, I tried to think of something else."

enough money to buy that cow outfit, I tried to think of something else."

"Something" turned out to be leather. His family had some experience with upholstery. "They had this old treadle sewing machine they weren't using so I stuck that in the back of my pick-

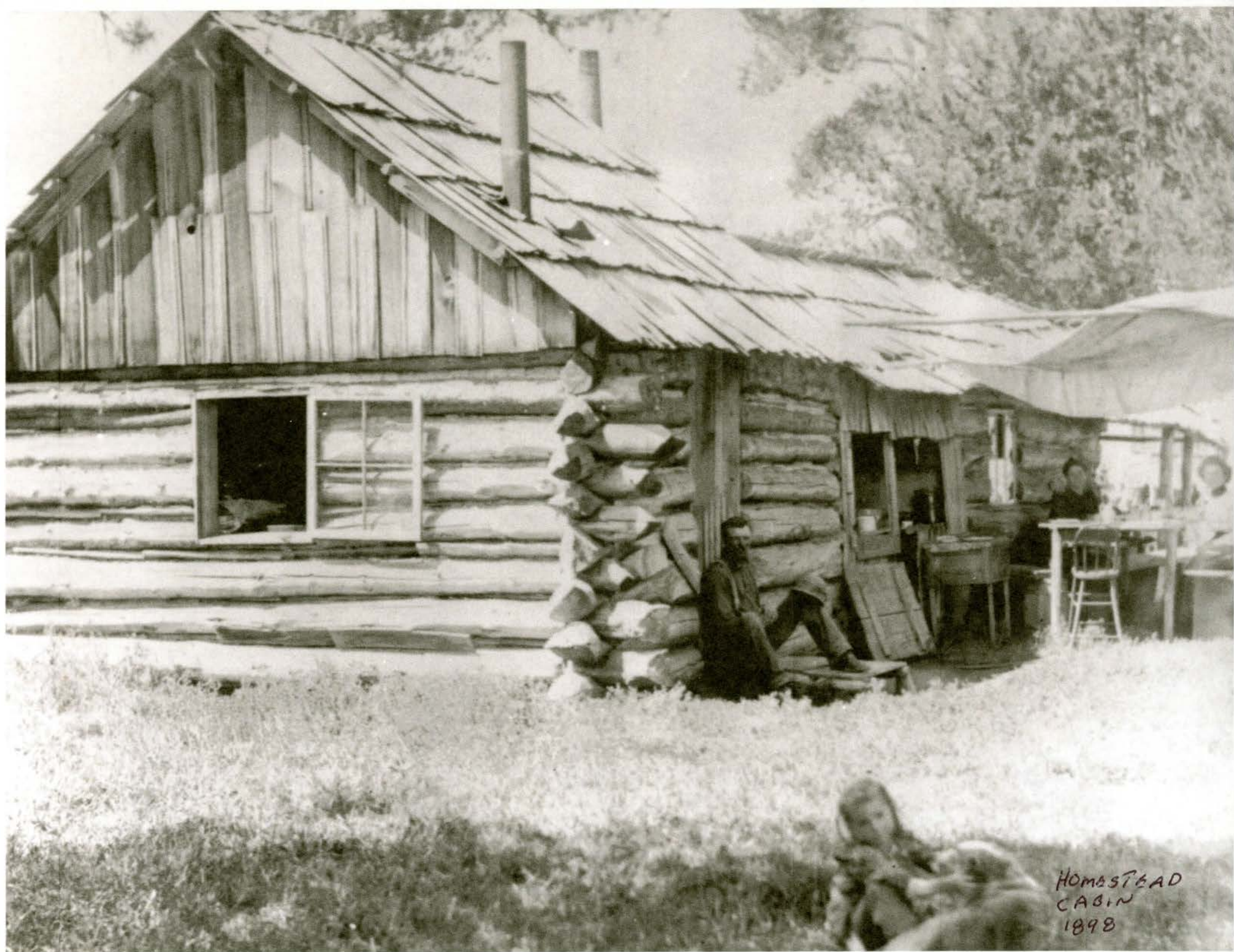
up and I started making chaps for rodeo cowboys." That led to opening B-Bar-B Leather in Blackfoot, Idaho, in 1961 to provide tack and leather goods to ranchers and cowboys.

He opened on a shoestring, with next to no inventory. "If people would come in and want something and I didn't have it, I'd build it. I made it a point to make anything sturdier, more durable, than anything that was out there on the market."

The first of countless saddles Bob built came about that way. He didn't have cash or credit to order the saddle a customer wanted. "But I could order a tree, and I had most of the leather to make it, so I talked them into it and built them one."

After 33 years making and selling horse equipment, Bob retired from the shop and turned it over to his three sons. It's still a going, growing concern.

Since his rodeo days, Bob has written and recited poetry. He was ferreted out by a folklorist and invited to the first Cowboy



HOMESTEAD
CABIN
1898



Haying on Nicholson Ranch in the 30's

NICHOLSON
RANCH



23
3
mowing oats in the 20's

NICHOLSON
RANCH

NICHOLSON HOME RANCH

OWNED AND OPERATED SINCE 1898

WILLIAM ELMORE NICHOLSON PURCHASED THE 320 ACRE "HOME RANCH" IN 1898 FROM GEORGE SHEPARD. BY 1925 THE RANCH HAD EXPANDED TO 720 ACRES.



ORIGINAL HOMESTEAD

IN OCTOBER OF 1898 WILLIAM ELMORE MARRIED NELLIE STURGES AND TOGETHER THEY RAISED THEIR FOUR CHILDREN; FRANCIS, STEWART, THEODORE, AND LLOYD. THE LATTER TWO WERE BORN HERE ON THE RANCH.



THEODORE R.
NELLIE ANN

FRANCIS
LLOYD G.

STEWART E.
WILLIAM ELMORE

IN 1925, DUE TO POOR HEALTH, WILLIAM TURNED THE RANCH OVER TO HIS SONS THEODORE AND STEWART WHO FORMED A PARTNERSHIP.

THE NICHOLSON BROTHERS FARMED THE LAND AS WELL AS STARTING THE CLOVERDALE DAIRY. THEY RAISED SOME OF THE BEST ALSIKE CLOVER SEEDS IN THE KLAMATH BASIN ALONG WITH INCREASING THEIR DAIRY HERD TO 100 COWS. UNFORTUNATELY, BANG'S DISEASE STRUCK THE DAIRY HERD AND ARMY WORMS INFESTED THE CLOVER CROP. UNDETERRED, THE BROTHERS DEVELOPED THE RANCH LAND TO PASTURE COMMERCIAL BEEF.

IN THE EARLY 1940'S THEODORE AND STEWART DISSOLVED THEIR PARTNERSHIP. STEWART, ALONG WITH HIS WIFE ANITA (KIGHT) AND THEIR CHILDREN WILLIAM S. AND MARIE, TOOK OVER OWNERSHIP AND OPERATION OF THE HOME RANCH.

IN 2000 A PARTNERSHIP WAS FORMED WITH WILLIAM S. AND HIS SONS LARRY, GARY, BRAD, JEFF, (AND LATER DAUGHTER LISA), KEEPING THE ORIGINAL HOME RANCH IN THE FAMILY. THE PROPERTY REMAINS AS A WORKING CATTLE RANCH.

Bill & Larry
NICHOLSON



CLOVERDALE
DAIRY

NICHOLSON BROS. - FORT KLAMATH, ORE.



NICHOLSON RANCH



NICHOLSON RANCH

**OREGON CENTURY FARM & RANCH PROGRAM
2017 Applicant Approval Checklist**

Name of applicant Nicholson Investments, LLC

Name of Farm or Ranch Nicholson Ranch County Klamath

Notarized yes ___ no Posted by May 1 yes ___ no \$250 Application yes ___ no

Other fees (additional certificates, @ \$20 ea.), amount \$ 0

Total fees pd. \$ 250.00

1. Applicant is legal owner yes ___ no other _____

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

Comments 1898

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 Deed records

Photos included with application yes ___ no Sent digital photos yes ___ no

Additional information needed from applicant email

Concerns or questions _____

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

Reviewer #1: Initials JMP

Notes: Documents seem to be in order
family still manages ranch
Some good photos

Reviewer #2: Initials: J

Notes:

Current occupant in family - William Nicholson ✓
Deed ✓

cool stone ranch monument photo! A family of red meat survivors!

Reviewer #3: Initials: RA

Notes: APPLICATION SEEMS IN ORDER. PROUD FAMILY DOING GOOD WORK
TO PRESERVE THEIR HISTORY WITHIN THE ORIGINAL ~~PROPERTY~~ PROPERTY.

Reviewer #4: Initials: RHS

Notes: ✓ There is a warranty deed for original sale, 1898.

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