

CFR 0566

Jim and Gladys Nobles

APPLICATION FOR CENTURY FARM HONORS

Deadline for Filing Application - May 1, 1996

(Please print or type)

Telephone #:

Redacted for Privacy

Your Name (Mr., Mrs., Ms., Miss) JIM & GLADYS NOBLES

Your Address Redacted for Privacy

Street, Route or Box # City Zip Code

Location of Farm IN 44 Sec 27

To qualify as a Century Farm, a farm must have a gross income from farm use of not less than \$1,000.00 per year for three out of the five years immediately preceding application for Century Farm honors. Does your farm meet this qualification? yes

Name of family member who was founder or original owner of farm: JAMES B Nobles

Founder gained ownership of farm in (Year) 1898
(ATTACH VERIFYING DOCUMENTATION, See Rule 9).

Founder came to Oregon from IOWA

Who farms the land today? JAMES B Nobles

Relationship to original owner GRANDSON

Are any of the original buildings still in use? one

If yes, which ones? BARN

If you know crops or livestock raised on farm one hundred years ago, please list: Wheat, Barley, Cows

What do you raise on the farm today? Wheat, Barley, Cows

How many generations live on the farm today? one

Please list names: JIM & GLADYS Nobles

Do you declare that the statements made above are accurate and correct to the best of your knowledge? yes

James B. Nobles
Signature of Owner

Please return forms to: Century Farm Program, Oregon Historical Society
1200 S. W. Park Ave., Portland, OR 97205-2483

WALLOWA CO

STATEMENT FORM

I, JAMES B Nobles,

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

(Full Address)

in WALLOWA County,

shall have been owned by my family as specified in Rule 2 of
the RULES FOR 1995 CENTURY FARM PROGRAM for at least one hundred
years by no later than December 31, 1995.

James B. Nobles
Signature

-----Acknowledgement (for use of Notary Public)-----

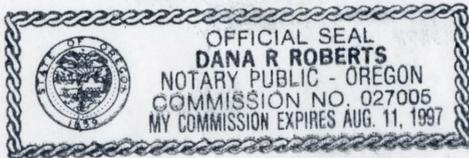
STATE OF OREGON

County of Wallowa

BE IT REMEMBERED, that on this 30th day of April,
1996, before me, the undersigned, a Notary Public in and for
said County and State, personally appeared the within named

--- James B. Nobles - - - - -

known to me to be the identical individual described in and who
executed the within instrument and acknowledged to me that he
executed the same freely and voluntarily.



In Testimony Whereof, I have
set my hand and affixed my
official seal the day and
year last above written.

Dana R. Roberts
Notary Public for Oregon

Commission Expires 8-11-97

James B. Nobles, et ux to Federal Land Bank) 84863

FEDERAL LAND BANK MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That on this 1st day of July, 1974,

James B. Nobles and Gladys Nobles, husband and wife

For _____ full satisfaction of the
Mortgage in Book _____ Page _____
of Mortgages.

hereinafter called the Mortgagors, hereby grant, bargain, sell, convey and mortgage to THE FEDERAL LAND BANK OF SPOKANE, a corporation in Spokane, Washington, hereinafter called the Mortgagee, the following described real estate in the County of Wallowa, State of Oregon.

04963
INDEXED

FLB
LOAN 156127-8

Recorded _____
at _____ o'clock _____
Page _____

Auditor, Clerk or Recorder _____

STATE OF OREGON }
County of Wallowa } ss

I certify that the within Instrument was received for record on the 1st day of July A.D. 1974 at 3:20 o'clock P. M. and recorded in Book 74 on page 307 Records of mortgages of said County

Witness my hand
[Signature]
County Clerk

By _____
Deputy

The description of the real property covered by this mortgage consists of one page marked EXHIBIT "A" which is attached hereto and is by reference made a part hereof.

EXHIBIT A

Township 1 North, Range 44 East, of the Willamette Meridian

- Section 2: SW $\frac{1}{4}$, S $\frac{1}{2}$ NW $\frac{1}{4}$
- Section 11: NW $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$
- Section 16: SE $\frac{1}{4}$
- Section 19: E $\frac{1}{2}$ SE $\frac{1}{4}$
- Section 20: W $\frac{1}{2}$ SE $\frac{1}{4}$, W $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$, that part of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ lying Southwest of Leap Road and that part of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ lying Southwest of Leap Road
- Section 21: S $\frac{1}{2}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, and that part of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ lying South of Leap Road
- Section 27: NW $\frac{1}{4}$ SW $\frac{1}{4}$
- Section 28: E $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$, and that part of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ and E $\frac{1}{2}$ NE $\frac{1}{4}$ lying South of Leap Road
- Section 29: N $\frac{1}{2}$ N $\frac{1}{2}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$
- Section 30: NE $\frac{1}{4}$ NE $\frac{1}{4}$
- Section 33: NE $\frac{1}{4}$ NW $\frac{1}{4}$

EXCEPTING therefrom one-half acre of ground upon which is situated a wet weather spring and pond, as excepted in deed recorded in Book 68 of Deeds, at page 554, from J. T. Blow to Alice Nobles Haggerty covering that part of SE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 20, lying Southwest of Leap Road, and that part of the SW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 21 and that part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 28, lying South of Leap Road;

ALSO EXCEPTING therefrom the following tract conveyed to School District No. 34 by deed recorded in Book 26 of Deeds, at page 362: Beginning at a stone set in the ground 30 feet West and 9.03 chains South of the East quarter corner of Section 21; thence South 2.36 chains; thence West 3 chains; thence North 4.31 chains to the South line of the county road; thence South 56°50' East 3.58 chains to the point of beginning.

SUBJECT to easements to Pacific Power & Light Company by deeds recorded in Book 66 of Deeds, at pages 315, 324 and 345; and in Book 70 of Deeds, at page 297;

ALSO SUBJECT to right of way for road between the Northwest quarter of Section 28 and the Northeast quarter of Section 29.

Initials: J.B.N. G.N.

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Including all leases, permits, licenses or privileges, written or otherwise, appurtenant or nonappurtenant to said mortgaged premises, now held by mortgagors or hereafter issued, extended or renewed to them by the United States or the State or any department, bureau, or agency thereof, which have been or will be assigned or waived to mortgagee.

Together with the tenements, hereditaments, rights, privileges and appurtenances, including private roads, now or hereafter belonging to or used in connection with the above described premises; and all plumbing, lighting, heating, cooling, ventilating, elevating, watering and irrigating apparatus, stationary scales and other fixtures, now or hereafter belonging to or used in connection with the above described premises, all of which are hereby declared to be appurtenant to said land; and together with all waters and water rights of every kind and description and however evidenced, and all ditches or other conduits, rights therein and rights of way therefor, which now are or hereafter may be appurtenant to said premises or any part thereof, or used in connection therewith.

This conveyance is intended as a mortgage securing the performance of the covenants and agreements hereinafter contained, and the payment of the debt represented by one promissory note made by the mortgagors to the order of the mortgagee, of even date herewith, for the principal sum of \$ 151,500.00, with interest as provided for in said note, being payable in installments, the last of which being due and payable on the first day of December, 2009. All payments not made when due shall bear interest thereafter until paid at 10 per cent per annum.

MORTGAGORS COVENANT AND AGREE:

That they are lawfully seized of said premises in fee simple, have good right and lawful authority to convey and mortgage the same, and that said premises are free from encumbrance; and each of the mortgagors will warrant and defend the same forever against the lawful claims and demands of all persons whomsoever, and this covenant shall not be extinguished by any foreclosure hereof, but shall run with the land.

To pay all debts and moneys secured hereby when due.

To keep the buildings and other improvements now or hereafter existing on said premises in good repair; to complete any building, structure or improvement being built or about to be built thereon, including improvements to any existing structures; not to remove or demolish or permit the removal or demolition of buildings and other improvements now or hereafter existing on said premises; to restore promptly and in a good and workmanlike manner any building, structure or improvement thereon which may be damaged or destroyed; not to cut or permit the cutting of timber from said premises except for domestic use; to maintain and cultivate the premises in a good and husbandlike manner, using approved methods of preserving the fertility thereof; to keep the orchards on said land properly irrigated, cultivated, sprayed, pruned and cared for; not to commit or suffer waste of any kind upon said premises; not to use or permit the use of said premises for any unlawful or objectionable purpose; and to do all acts or things necessary to preserve all water rights now or hereafter appurtenant to or used in connection with said premises.

To pay before delinquency all taxes, assessments and other charges upon said premises, including assessments upon water company stock, and all rents, assessments and charges for water appurtenant to or used in connection with said land, and to deliver to the mortgagee proper receipts therefor; and to suffer no other encumbrance, charge or lien prior to the lien of this mortgage to exist at any time against said premises.

To keep all buildings insured against loss or damage by fire and such other risks in manner and form and in such company or companies and in such amounts as shall be satisfactory to the mortgagee; to pay all premiums and charges on all such insurance when due; to deposit with the mortgagee upon request all insurance policies affecting the mortgaged premises, with receipts showing payment of all premiums and charges affecting said policies; and that all insurance whatsoever affecting the mortgaged premises shall be made payable, in case of loss, to the mortgagee, with a mortgagee clause in favor of and satisfactory to the mortgagee. The mortgagee shall be entitled to receive the proceeds of any loss under any such policy which may be applied by the mortgagee upon the indebtedness hereby secured in such manner as it may elect.

If any of the mortgaged property shall be taken under right of eminent domain, the mortgagee shall be entitled at its option to receive all compensation for the portion taken and damages to the remaining portion, to be applied by the mortgagee upon the indebtedness hereby secured in such manner as it shall elect.

Should the mortgagors be or become in default in any of the covenants or agreements herein contained, then the mortgagee (whether electing to declare the whole indebtedness hereby secured due and payable or not) may, at its option, perform the same in whole or in part, and all expenditures made by the mortgagee in so doing shall draw interest at the rate of 10 per cent per annum, and shall be immediately repayable by the mortgagors without demand, and, together with interest and costs accruing thereon, shall be secured by this mortgage.

Time is material and of the essence hereof; and in case of breach of any of the covenants or agreements hereof, or if default be made in the payment of any of the sums hereby secured, or if the whole or any portion of said loan shall be expended for purposes other than those specified in the original application therefor except, by the written permission of said mortgagee, or if said land or any portion thereof shall be hereafter included in any special assessment district, then, in any such case, all indebtedness hereby secured, shall, at the election of the mortgagee, become immediately due without notice, and this mortgage may be foreclosed; but the failure of the mortgagee to exercise such option in any one or more instances shall not be considered as a waiver or relinquishment of the right to exercise such option upon or during the continuance of the same or any other default.

In case of any suit to foreclose this mortgage or to collect any charge growing out of the debt hereby secured, or any suit which the mortgagee may deem it necessary to prosecute or defend to effect or protect the lien hereof, the mortgagors agree to pay a reasonable sum as attorney's fees and all costs and legal expenses in connection with said suit, and further agree to pay the reasonable costs of searching records and abstracting or insuring the title, and such sums shall be secured hereby and included in the decree of foreclosure.

Upon or during the continuance of any default hereunder, the mortgagee shall have the right forthwith to enter into and upon the mortgaged premises and take possession thereof, and collect the rents, issues and profits thereof, and apply the same, less reasonable costs of collection, upon the indebtedness hereby secured, and the mortgagee shall have the right to the appointment of a receiver to collect the rents, issues and profits of the mortgaged premises. The rents, issues and profits of said premises after default are hereby assigned and mortgaged to the mortgagee as additional security for the indebtedness herein described.

This mortgage and the note secured hereby are executed and delivered under and in accordance with the Farm Credit Act of 1971 and any acts amendatory or supplementary thereto and the regulations of the Farm Credit Administration, and are subject to all the terms, conditions and provisions thereof, which are made a part hereof the same as if set out in full herein.

The covenants and agreements herein contained shall extend to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, The mortgagors have hereunto set their hands the day and year first above written.

James B. Nobles
Gladys Nobles

STATE OF OREGON }
County of WALLA WOA } ss.

On 7/1/74, before me personally appeared

James B. Nobles and Gladys Nobles

to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (he) (she) (they) executed the same as (his) (her) (their) free act and deed.

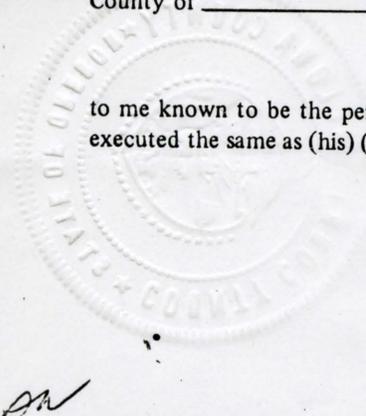
Alfred H. Stealey, Jr.
NOTARY PUBLIC
My Commission Expires 3/19/76

STATE OF _____ }
County of _____ } ss.

On _____, before me personally appeared

to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (he) (she) (they) executed the same as (his) (her) (their) free act and deed.

NOTARY PUBLIC
My Commission Expires _____



COUNTY CLERK

Deputy

Recorded July 1st, 1974 at 3:20 p. m., Marjorie Martin, County Clerk

By Marjorie Martin County Clerk

The mortgage and the note secured hereby are executed by delivery under and in accordance with the Farm Credit Act of 1933 and subject to all the terms, conditions and provisions hereof, which are made a part hereof the same as if set out in full herein.

The covenants and agreements herein contained shall extend to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, The mortgagors have hereunto set their hands the day and year first above written.

STATE OF OREGON }
County of WALLOWA }
On 27th day of April, 1996, before me personally appeared _____

James E. Hobbs and Gladys Hobbs

to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that (he) (she) (they) executed the same as (his) (her) (their) free act and deed.

NOTARY PUBLIC
My Commission Expires 2/1/97

STATE OF OREGON }
County of Wallowa } S.S.

I, CHARLOTTE McIVER, County Clerk in and for the said County and State, do hereby certify that the foregoing copy of _____

-- mortgage --
records of Wallowa County, State of Oregon, has been by me compared with the original, and that it is a correct transcript therefrom, and of the whole of such original as the name appears of record and on file in my office and in my custody.

IN TESTIMONY WHEREOF I have hereunto set my hand and affixed my Official Seal, this 25th day of April, A.D. 1996

COUNTY CLERK
By Dana Roberts Deputy



Recorded May 1st 1996 at 3:00 p.m. Dana Roberts, County Clerk

County Clerk

Wardens F Williams to James B Hobbs
Warranty Deed

Record
County
Book
Page
Date

This Indenture Made this 9th day of April A.D. 1890
between Wardens F Williams of Wallawa County in the
State of Oregon of the first part and James B Hobbs of
Wallawa County in the State of Oregon of the second part
Witnesseth. That said party of the first part in consideration
of the sum of Three Hundred and fifty Dollars the receipt
whereof is hereby acknowledged do by these presents grant
bargain sell and convey unto said party of the second
part his heirs and assigns all the following described
Real Estate situated in the County of Wallawa and State of
Oregon to wit South half of north East quarter and
the North East quarter of the South East quarter of
Section Twenty Eight (28) and the North west quarter
of the South west quarter of Section twenty seven
(27) in Township one north of Range 44 E. N. M.
containing 160 acres

To have And To hold the same Together with all and
singular the tenements hereditaments and appur-
tances thereunto belonging or in anywise apper-
taining forever. And said Wardens F Williams
for his heirs executors administrators do hereby
covenant promise and agree to and with said
party of the second part that at the delivery of
these presents he lawfully seized in his own
right of an absolute and indefeasible estate of
inheritance in fee simple of and in all and
singular the above granted and described premises
with the appurtenances; that the same are
free clear discharged and unincumbered of
and from all former and other grants titles
charges estates judgments taxes assessments
and incumbrances of what nature or kind
soever and that he will warrant and forever
Defend the same unto said party of the second
his heirs and assigns against said party of the
first part his heirs and all and every person or
persons whose soever lawfully claiming or to claim
the same

In Witness whereof The said party
of the first part has hereunto set

his hand and seal the day and year first
above written

In presence of
J. W. Hunter
A. W. Toward

Hardeu F. Williams (seal)

State of Oregon } ss
County of Wallowa }

Be it Remembered That on this
9th day of April A.D. 1890 before me the undersigned
a Notary Public in and for the County and
State aforesaid came Hardeu F. Williams an
unmarried man who is personally known to
me to be the same person who executed the within
instrument of writing and such person being
duly acknowledged the execution of the same

Seal

In Testimony Whereof I have hereunto
set my hand and affixed my
seal the the day last above written
J. W. Hunter
Notary Public

STATE OF OREGON } S.S.
County of Wallowa }

I, CHARLOTTE McIVER, County Clerk in and for the said County and
State, do hereby certify that the foregoing copy of

-- deed --

records of Wallowa County, State of Oregon, has been by me
compared with the original, and that it is a correct transcript
therefrom, and of the whole of such original as the name appears
of record and on file in my office and in my custody.

IN TESTIMONY WHEREOF I have hereunto set my hand and
affixed my Official Seal, this 25th day of April A.D. 1896

COUNTY CLERK
By Dana Roberts
Deputy

