

CFR 0593

Bruce Brogoitti (Brogoitti Ranches, Inc.)

Umatilla

Oregon Historical Society - Field Services
CENTURY FARM & RANCH PROGRAM
APPLICATION FORM

Deadline for filing application - July 1, 1999

(Please print or type)

Telephone: Redacted for Privacy

Your Name Bruce Brogoitti

(Brogoitti Ranches, Inc.)

Your Address Redacted for Privacy

Umatilla County

(Street, Route or Box #, City, Zip, and County)

Location of Farm or Ranch SE 1/4 sec. 14 township 4 North Range 33 E of W M

To qualify as a Century Farm or Ranch, a farm or ranch must have a gross income from farm or ranching use of not less than \$1000 per year for three out of the five years immediately preceding application for Century Farm/Ranch honors. Does your farm/ranch meet this qualification? Yes

Name of family members) who was founder or original owner of farm or ranch: _____

Charles McAlavy

Founder gained ownership of farm/ranch in (year) 1898

(Attach verifying documentation, see Rule 9)

Founder came to Oregon from Long Beach California, Born in Ringold Co. Iowa

Who farms or ranches the land today? Bruce Brogoitti

Relationship to original owner Great Grandson

Are any of the original buildings still in use? No

If yes, which ones? _____

If you know crops or livestock were raised on farm/ranch one hundred years ago, please list:

Wheat, Cattle and Horses

What do you raise on the farm/ranch today? Wheat and Barley

How many generations live on the farm/ranch today? One

Please list names Bruce Brogoitti and Wife

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

Bruce Brogoitti
Signature of Owner

Please return form to: Century Farm/Ranch Program
Oregon Historical Society - Field Services
1200 S. W. Park Avenue
Portland, OR 97205

CFR0593

Oregon Historical Society - Field Services
CENTURY FARM & RANCH PROGRAM

STATEMENT of AFFIRMATION

I, Bruce Brogoitti,

hereby affirm and declare that the farm/ranch which I own at _____

SE 1/4 sec. 14 township 4 north range 33 east of the Willamette Meridian.

in the County of Umatilla,

shall have been owned by my family for at least 100 years, as specified in the qualifications for the Century Farm & Ranch Program, on or before December 31, 1999. Further, I hereby affirm that this property meets all other requirements for Century Farm/Ranch honors.

Bruce Brogoitti

Signature of Owner

5/14/99

Date

* * * * *

Certification by Notary Public

State of Oregon

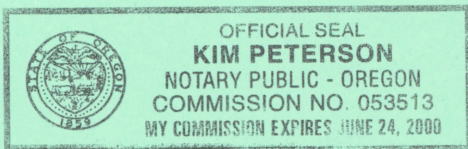
County of Umatilla

Be it remembered, that on this 14 day of May, 1999, before me, the undersigned, a Notary Public in and for said County and state, personally appeared the within named Bruce Brogoitti, known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that _____ 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.

Kim Peterson

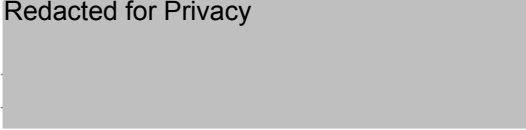
Notary Public for Oregon



My Commission Expires 6-24-2000

BRUCE BROGOITTI

Redacted for Privacy



s.e. 1/4 sec. 14 township 4 north range 33

- Page 2 Warranty Deed from John A Scott to Charles McAlavy dated November 18, 1898 for the s.e. 1/4 section 14 township 4 north of range 33, east of the Willamette Meridian.
- Page 3 Warranty Deed from Charles McAlavy which granted undivided 1/2 interest to Martha McAlavy (wife), April 28, 1925.
- Page 4 Warranty Deed from Charles McAlavy which granted undivided 1/2 interest to Ada Brogoitti (daughter), April 28, 1925.
- Page 5 Martha McAlavy's undivided 1/2 interest from Charles McAlavy (deceased) to Seaborne Brogoitti and Ada Brogoitti (husband and wife), September 21, 1927.
- Page 6 The ground after Ada Brogoitti's death, her interest was granted to Seaborne Brogoitti (husband), on January 7, 1982 and a corporation was formed called Brogoitti Ranches Inc.
- (6-a Brogoitti Ranches Inc. issued a certificate to Seaborne and Ada Brogoitti a partnership, it was canceled.
- (6-b The next certificate was issued to Seaborne Brogoitti on January 29, 1982. Upon his death and after his estate was closed that certificate was canceled.
- (6-c On March 12, 1996 a certificate was issued to Bruce Brogoitti (Seaborn and Ada's grandson and Charles McAlavy's great grandson.

Know All Men By These Presents,

That I. John A. Scott a single person,

of Helix County of Umatilla State of Oregon,

in consideration of Four Thousand Three Hundred Dollars,

Gold Coin of the United States of America

to me paid by Charles A. McAlavy

of Adams County of Umatilla State of Oregon,

has ~~been~~ bargained and sold, and by these presents do grant, bargain, sell and convey

unto said Charles A. McAlavy

and unto his

heirs and assigns, all the following bounded and described real property, situated in the

County of Umatilla and State of Oregon:

The South East quarter of Section Fourteen in Township Four North of Range Thirty Three East of Willamette meridian

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

To have and to hold the above described and granted premises unto the said

Charles A. McAlavy

and unto heirs and assigns forever. And I,

John A. Scott

the grantor above named do covenant to and with

Charles A. McAlavy

the above-named grantee his heirs and assigns, that the above granted premises are

free from all incumbrances,

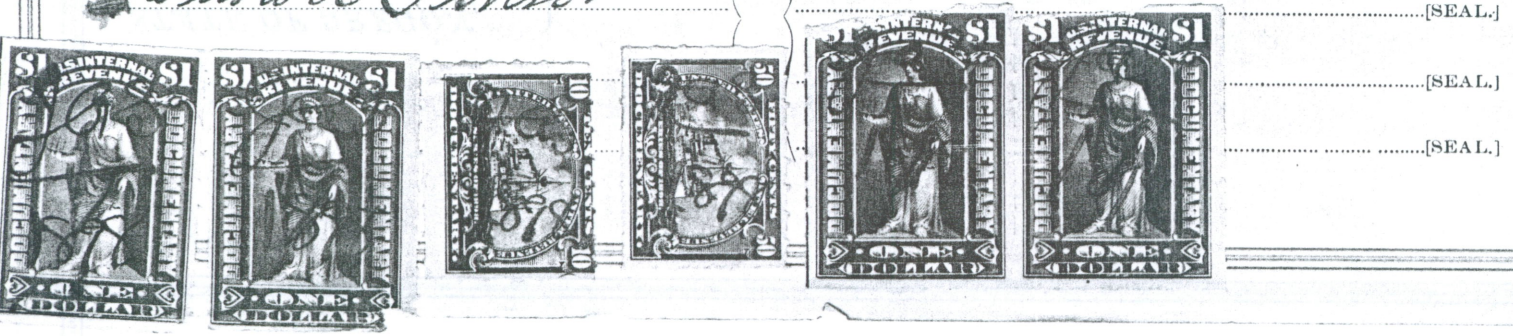
and that I will and my heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever,

IN WITNESS WHEREOF, I the grantor above named, hereunto set my hand and seal this 18th day of November A. D. 1898.

Signed, sealed and delivered in presence of

Joe H. Parkes
Gustave Pinson

John A. Scott (SEAL)



STATE OF OREGON, }
County of Umatilla. } ss.

THIS CERTIFIES, That on this 18th day of November 1898, before me the undersigned, a Notary Public in and for the said County and State, personally appeared the within named John A. Scott a single person who is known to me to be the identical person described in and who executed the within instrument, and acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein mentioned.

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

Joe H. Parkes
Notary Public for Oregon.



WARRANTY DEED.

John A. Scott
a single person.
TO

Charles A. McAlary

STATE OF OREGON, }
County of Umatilla. } ss.

I certify that the within instrument was received for record on the 18th day of November A. D. 1898, at 3:45 o'clock P.M., and recorded in Book 28 on page 207 Records of Deeds of said County.

Witness my hand and seal of office affixed.

Asst. W. Maloney
Recorder of Conveyances.

By _____ Deputy.
Fees, \$ 1.00 No. 9590

FROM THE OFFICE OF

Joe H. Parkes
Pendleton, Or.

Warranty Deed

This Indenture, made the 28th day of April in the year of our Lord nineteen hundred and twenty-five Between CHARLES A. McALAVY

And MARTHA J. McALAVY, wife of the Grantor herein,

the party of the second part,

Witnesseth: That the said party of the first part, for and in consideration of the sum of TEN and no/100 Dollars, gold coin of the United States of America, to him in hand paid by the said part of the second part, the receipt whereof is hereby acknowledged, do by these presents, grant, bargain, sell, convey and confirm, unto the said part of the second part, and to her heirs and assigns forever,

~~of land situate, lying and being in the County of and State of and bounded and particularly described as follows, to-wit:~~

an undivided one-half (1/2) interest in and to all that certain land, situate, lying and being in the County of Umatilla, State of Oregon and bounded and particularly described as follows, to-wit:

The South One-half (1/2) of Section Thirteen (13) and the South One-half (1/2) of Section Fourteen (14), all in Township Four (4) North, Range Thirty-three (33) E.W.M.;

The South One-half (1/2) of the Northeast Quarter (1/4) and Lots One (1) and Two (2), and the Southeast Quarter (1/4) of Section Five (5), in Township Four (4) North, Range Thirty-four (34) E.W.M.

RESERVING unto the Grantor a life estate therein.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

To Have and to Hold, the same to the said Martha J. McAlavy, her heirs and assigns forever; and the said first part do hereby covenant with the said Martha J. McAlavy and her legal representatives, that the said real estate is free from all encumbrances

and that he will and his heirs, executors and administrators shall WARRANT AND DEFEND the same to the said Martha J. McAlavy, her heirs and assigns forever, against the just and lawful claims and demands of all persons whomsoever.

In Witness Whereof, the said part of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of Mrs. V. S. McDonald V. S. McDonald Charles A. McAlavy [SEAL] [SEAL] [SEAL]

State of California
COUNTY OF Los Angeles

ss

On this 28th day of April A. D., 1925 before me
Clark Bush a Notary Public in and for said
County and State, residing therein, duly commissioned and sworn, personally appeared
Charles A. McAlavy

known to me to be the person whose name is subscribed to the within
Instrument, and acknowledged to me that he executed the same.
In Witness Whereof I have hereunto set my hand and affixed my official
seal the day and year in this certificate first above written.

Clark Bush
Notary Public in and for said County and State.

ACKNOWLEDGMENT—General—Wolcott's Notary Blank 232

My Commission Expires Sept 27, 1928

J20. 5. 19

Warranty Deed

Charles A. McAlavy

TO

Martha J. McAlavy

DATED April 28 19 25

STATE OF OREGON,
County of Umatilla,

This instrument was filed for record on

the 4 day of May A. D. 1925

at 3:20 o'clock P. M., and duly recorded

in Vol. 126 of Records

Page 349

C. B. Anshuman Recorder

Fees 1.20

No. 5687

120 Mrs. Chas. A. McAlavy

2061 Postville Ave. Astoria

1. Home Record Copy 20

Order No. _____
When recorded, please mail this
instrument to _____

Warranty Deed

This Indenture, made the 28th day of April in the year of our Lord nineteen hundred and twenty-five.

Between CHARLES A. McALAVY and MARTHA J. McALAVY, husband and wife,

And ADA RUTH BROGOITTI

the parties of the first part, and ADA RUTH BROGOITTI the party of the second part,

Witnesseth: That the said parties of the first part, for and in consideration of the sum of TEN and no/100 Dollars, gold coin of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do by these presents, grant, bargain, sell, convey and confirm, unto the said party of the second part, and to her heirs and assigns forever, ~~all that certain~~ ~~lot~~ ~~of~~ ~~land~~ ~~lying~~ ~~and~~ ~~being~~ ~~in~~ ~~the~~ ~~County~~ ~~of~~ ~~Umatilla~~ ~~State~~ ~~of~~ ~~Oregon~~ ~~and~~ ~~bounded~~ ~~and~~ ~~particularly~~ ~~described~~ ~~as~~ ~~follows~~, to-wit:

an undivided one-half (1/2) interest in and to all that certain land, situate, lying and being in the County of Umatilla, State of Oregon and bounded and particularly described as follows, to-wit:

The South One-half (1/2) of Section Thirteen (13) and the South One-half (1/2) of Section Fourteen (14), all in Township Four (4) North, Range Thirty-three (33) E.W.M.;

The South One-half (1/2) of the Northeast Quarter (1/4) and Lots One (1) and Two (2), and the Southeast Quarter (1/4) of Section Five (5), in Township Four (4) North, Range Thirty-four (34) E.W.M.

RESERVING unto CHARLES A. McALAVY, one of the grantors herein, a life estate therein.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

To Have and to Hold, the same to the said Ada Ruth Brogoitti, her heirs and assigns forever; and the said first parties do hereby covenant with the said Ada Ruth Brogoitti and her legal representatives, that the said real estate is free from all encumbrances

and that they will and their heirs, executors and administrators shall WARRANT AND DEFEND the same to the said Ada Ruth Brogoitti, her heirs and assigns forever, against the just and lawful claims and demands of all persons whomsoever.

In Witness Whereof, the said parties of the first part have hereunto set their hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of } Charles A. McAlavy [SEAL]
Mrs. V. S. McDonald } Marttha J. McAlavy [SEAL]
V. S. McDonald } [SEAL]

State of California
COUNTY OF Los Angeles

} ss

On this 28th day of April A. D., 1925 before me

Clark Bush

a Notary Public in and for said
County and State, residing therein, duly commissioned and sworn, personally appeared
Charles A. McAlavy and Martha J. McAlavy

known to me to be the persons whose names are subscribed to the within
Instrument, and acknowledged to me that they executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official
seal the day and year in this certificate first above written.

Clark Bush

Notary Public in and for said County and State.

ACKNOWLEDGMENT—General—Wolcott's Notary Blank 232

my Comm. expires Sept 27, 1928.

No. 5614

Warranty Deed

Charles A. McAlavy et ux

TO

Ada Ruth Brogoitti

DATED April 28th 1925

STATE OF OREGON,
County of Umatilla,

This instrument was filed for record on

the 4 day of May A. D. 1928

at 321 o'clock P. M., and duly registered

in Vol 186 of books

Page 243

Cl. Graham

By _____

Fees 1.20 No. 5688

1.20

*Charles A. McAlavy
3061 Oakland Ave.*

Order No. _____
When recorded, please mail this
instrument to _____

KNOW ALL MEN BY THESE PRESENTS, That MARTHA J. McAlavy, surviving widow of Charles A. McAlavy, deceased, of Long Beach,

of the County of Los Angeles State of ~~Oregon~~ California, grantor,

in consideration of - - - - - One - - - - - Dollars,

to her paid by S. E. Brogoitti and Ada R. Brogoitti, husband and wife, of Umatilla County,

State of Oregon, grantee, has bargained and sold, and by these presents does grant, bargain and sell and convey unto said S. E. Brogoitti and Ada R. Brogoitti, husband and wife, their

heirs and assigns, all the following bounded and described real property, situated in the County of Umatilla and State of Oregon:

All of the right, title, interest and estate of the grantor in and to the South half (S $\frac{1}{2}$) of Section Thirteen (13) and the South Half (S $\frac{1}{2}$) of Section Fourteen (14) in Township Four (4) North, Range Thirty-Three (33), E.W.M., and the East half (E $\frac{1}{2}$) of Section Five (5) in Township Four (4) North, Range Thirty-Four (34), E.W.M., and the Northeast Quarter (NE $\frac{1}{4}$) and the south half (S $\frac{1}{2}$) of Section Twelve (12) in Township Four (4) North, Range Thirty-Three (33), E.W.M.

It is expressly understood and agreed by and between the grantor and the grantees herein that the grantor reserves to herself a life estate in and to all of her right, title, interest and estate in and to the said real property, the said life estate being for the term of her own life only, and, at her death, the grantees shall automatically become the owner of the remainder as husband and wife.

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

To Have and to Hold, the above described and granted premises unto the said S. E. Brogoitti and Ada R. Brogoitti, their heirs and assigns forever. And the grantors, above named do covenants to and with the above named grantee their heirs and assigns that the above granted premises are free from all encumbrances.

and that she will, and her 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.

In Witness Whereof, the grantor above-named, has hereto set her hand and seal this 22nd day of April 1937

Executed in Presence of:

Martha J. McAlavy

Warranty Deed

TO

STATE OF OREGON,
County of *Shastah* ss.

I certify that the within instrument was received for record on the 21 day of *April*. - A. D. 1937 at 1:25 o'clock P. M., and recorded in book 152 on page 608 Record of Deeds of said County. Witness my hand seal of County affixed.

Jack Johnson
Recorder of Conveyances.

By *J. E. Brogoitti* Deputy.
J. E. Brogoitti

From the Offices of
PETERSON & PETERSON,
Attorneys
Pendleton, Oregon

CALIFORNIA
STATE OF OREGON, } ss.
County of Los Angeles

THIS CERTIFIES That on this 22nd day of April A. D. 1937 before me, the undersigned, a notary public, in and for Said County and State, personally appeared the within named grantor, Martha J. McAlavy, surviving widow of Charles R. McAlavy, deceased,

who is known to me to be the identical individual described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily for the purposes and uses therein mentioned.

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

James D. Brown
Notary Public for Oregon, Los Angeles County, My Comm. Ex.
State of California
Sept 17, 1938

State of Oregon

Department of Commerce Corporation Division

Certificate of Incorporation

OF

BROGIOTTI RANCHES, INC.

The undersigned, as Corporation Commissioner of the State of Oregon, hereby certifies that one original and one true copy of Articles of Incorporation, duly signed and verified pursuant to the provisions of the Oregon Business Corporation Act, have been received in this office and are found to conform to law.

Accordingly, the undersigned, as such Corporation Commissioner, and by virtue of the authority vested in him by law, hereby issues this Certificate of Incorporation, and attaches hereto a true copy of the Articles of Incorporation.

In Testimony Whereof, I have hereunto set my hand and affixed hereto the seal of the Corporation Division of the Department of Commerce of the State of Oregon this 7th day of January, 19 82.



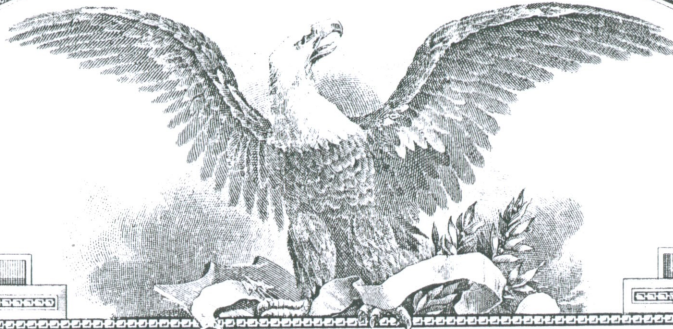
Frank J. Healy

Corporation Commissioner

By *Shirley Smith*
Chief Clerk

Page 6-A

Incorporated under the laws of the
STATE OF OREGON



NUMBER
-1-

SHARES
50,000

BROGIOTTI RANCHES, INC.

Authorized Capital - 50,000 shares

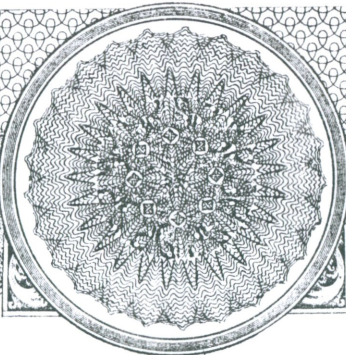
This Certifies that S. E. and ADA R. BROGIOTTI
a partnership is the owner of
FIFTY THOUSAND * * * * * Shares of no par value of the
BROGIOTTI RANCHES, INC.

transferable only on the books of this Corporation in person or by Attorney
upon surrender of this Certificate properly endorsed.

In Witness Whereof, the said Corporation has caused this Certificate to be signed
by its duly authorized officers and its Corporate Seal to be hereunto affixed this
11th day of January A.D. 19 82

S. E. Brogiotti
President

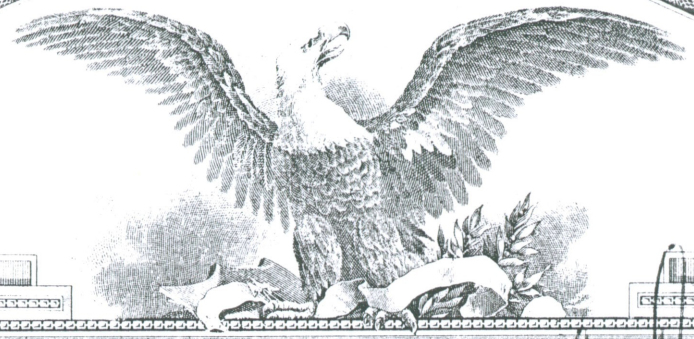
Secretary



THOUSANDS		
0	1	2
3	4	5
HUNDREDS		
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
0	0	0
SHARES		

Page 6-B

Incorporated under the laws of the
STATE OF OREGON



NUMBER
-2-

SHARES
40,000

BROGOITTI RANCHES, INC.

Authorized Capital - 50,000 shares

This Certifies that S. E. BROGOITTI is the owner of
FORTY THOUSAND * * * * * Shares of no par value of the
BROGOITTI RANCHES, INC.

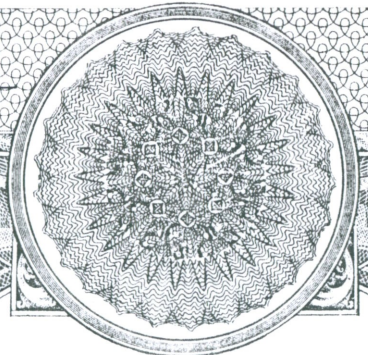
[Handwritten signature]
1/21/90

transferable only on the books of this Corporation in person or by Attorney upon surrender of this Certificate properly endorsed.

In Witness Whereof, the said Corporation has caused this Certificate to be signed by its duly authorized officers and its Corporate Seal to be hereunto affixed this
29th day of January U.S. 19 82

[Signature]
President

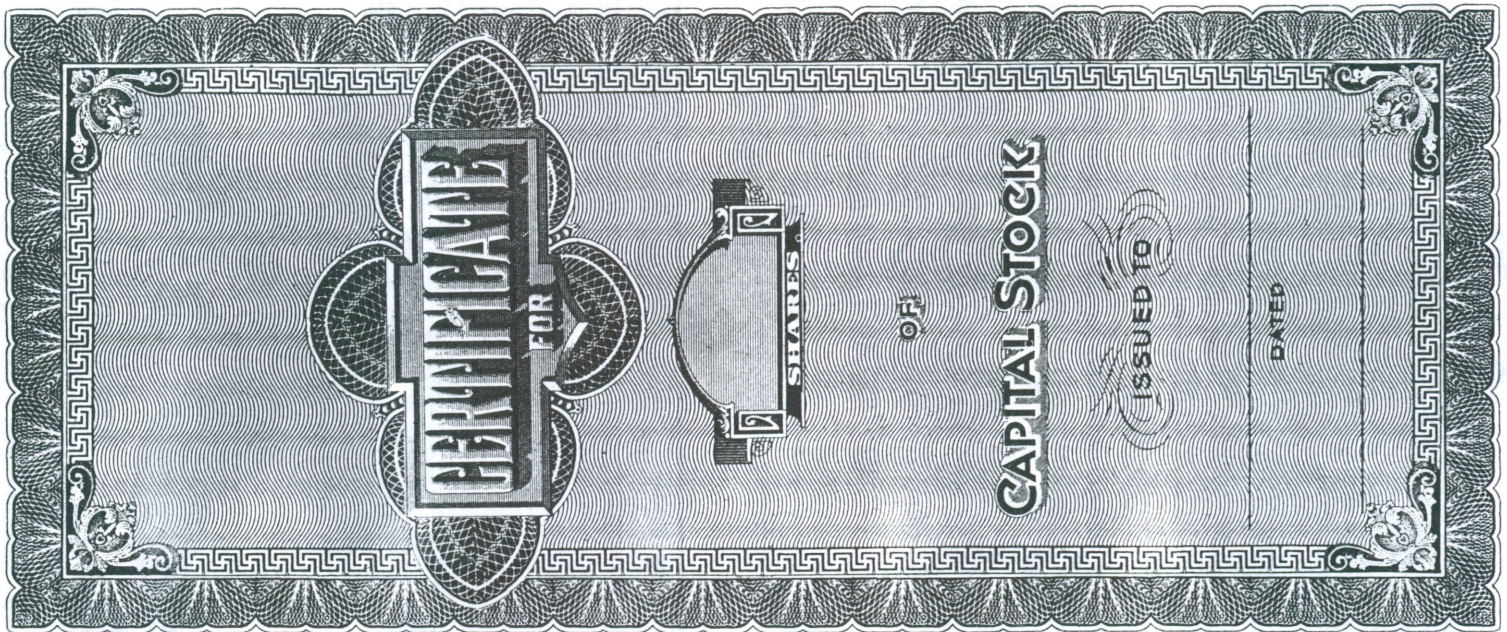
[Signature]
Secretary



0	1	2
3	4	5
6	7	8
9	0	0

THOUSANDS
HUNDREDS
TENS
UNITS
SHARES

The shares of stock represented by this certificate are subject to the terms of an agreement dated January 29, 1982, among the Corporation and the shareholders of record of this corporation, a copy of which is on file in the office of the Corporation.



For Value Received, _____ hereby sell, assign, and transfer unto _____

_____ Shares of the Capital Stock represented by the within Certificate, and do hereby irrevocably constitute and appoint _____ Attorney to transfer the said Stock on the books of the within named Corporation with full power of substitution in the premises.

Dated _____ 19____

In presence of _____

NOTICE: THE SIGNATURE OF THIS ASSIGNMENT MUST CORRESPOND WITH THE NAME AS WRITTEN UPON THE PAGE OF THE CERTIFICATE IN EVERY PARTICULAR WITHOUT ALTERATION OR ENLARGEMENT, OR ANY CHANGE WHATSOEVER.