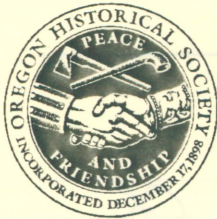


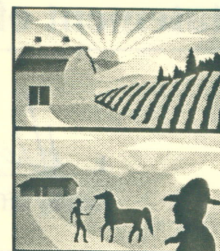
CFR 1056

Hildebrand Ranch, LLC



Oregon Historical Society

# Century Farm & Ranch Program Application



Date \_\_\_\_\_

Type of designation (please check)  Century Farm  Century Ranch

Owner's name Hildebrand Ranches LLC  
Redacted for Privacy

Mailing address Redacted for Privacy

Telephone Redacted for Privacy County Coos + Curry

Location of farm or ranch Langlois, OR.

Township 30 S Range 14-13 W.W.M. Section 24-25 19-30

Original family owner(s) or founder(s) Solomon, Sara Culver

Date (year) this farm or ranch was acquired by founder(s) 1896

*(Attach verifying documentation, see Rule 7)*

Founder(s) came to Oregon from Solomon Culver was born in Baxter Co. Mo.

Who farms or ranches the land today? Steve, Deborah Kalina

Relationship to original owner Great-Great Granddaughter

Are any of the original buildings still in use?  Yes  No Listed on National Register?  Yes  No

If yes, please describe \_\_\_\_\_

History of crops or livestock raised on farm or ranch Cattle originally - then cattle + sheep + timber

What is raised on the farm or ranch today? Timber + cattle

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

Please list names and birth years Deborah Kalina 8-10-52  
James Culver Kalina 12-16-88

Please submit two or three pages of family history narrative. You are also encouraged to submit photos of the property.

*(Please continue application on the back of this form.)*



# Statement of Affirmation

I, Deborah Kalina,  
hereby affirm and declare that the farm or ranch which I own at Langlois OR.  
in the County of Coos + Curry,  
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 of the current calendar year. Further, I hereby affirm that this property meets all other requirements for Century Farm or Century Ranch honors.

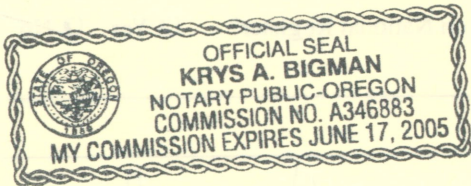
Deborah Kalina  
Signature of Owner Date

## Certification by Notary Public

State of Oregon  
County of Coos

Be it remembered, that on this 7 day of June, 2002, before me, the undersigned, a Notary Public in and for said county and state, personally appeared the within named Deborah Kalina, known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

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



Krys A. Bigman  
Notary Public for Oregon  
My Commission Expires 6-17-05

Fees	
Application Fee (includes one certificate)	\$ <u>30.00</u>
Additional Certificates (\$10 each)	\$ _____
Total enclosed	\$ <u>30.00</u>

Make checks payable to Oregon Historical Society or OHS

For office use only
Date Received _____
Approved? <input type="checkbox"/> Yes <input type="checkbox"/> No
Authorization _____ Field Services Coordinator
OHS Library _____
MSS 1604 Program ID No. _____

# Family Ranch History

Solomon James Culver > Great  
Sara Virginia Culver Great Grandparents



Children

James R.  
John F.  
Eveline  
Robert F.  
Phoebe E.  
Peter W.  
Polly  
Mary Virginia ——— Great grandmother  
Howard F.  
George W.  
Jesse  
Anna V.



Mary Virginia married William Hildebrand. They had one son, Robert L. Hildebrand. They both died very young. Robert was raised by his grandparents, Solomon and Sara Culver.

Grandparents

Robert Hildebrand married Ella Biescke. They had two sons: William F. Hildebrand and Richard Culver Hildebrand.

Parents

Richard Culver Hildebrand married Mary Ellen They had three daughters: Deborah, Linda, and Gloria.  
Us

Deborah Hildebrand married Steve Kalina. They raised two children on the ranch: Jessica Ellen (26) and James Culver (13).

Next Generation

Jessica Ellen Smith — James Culver Kalina

Solomon and Sara Culver began buying property in Coos Bay and Curry Co. in late 1800's. 1896 is the earliest document we could find for property still owned by the family.

MY grandfather's uncles began ranching on property we still own about then. Cattle were the main crop. In the 1920's my grandfather, Robert Hildebrand began acquiring land from his aunts and uncles. His crops were timber, cattle and sheep. My father, Richard Hildebrand began acquiring property from his father in the late 1950's. His main crops were timber and sheep. I went to work for my father in late 1970's. The ranch was running approx. 500 head of sheep plus timber.

Deborah and Steve Kalina have lived and ranched on the property since 1981. They have raised two children on the ranch. Jessica Ellen (26) and James Culver (13).

The ranch was formed into a LLC in 2000, between Richard, Mary Hildebrand and Steve, and Deborah Kalina.

Today the ranch is still producing timber and cattle under the name: Hildebrand Ranches LLC.





# Oregon Farm Bureau...

*United for a Strong Future*

67th Annual Meeting, Dec. 4-8, 2000

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7-16-02

Raylene -

Don did review. He  
said to move forward.

Betty



WARRANTY DEED aka R.C. HILDEBRAND

KNOW ALL MEN BY THESE PRESENTS, That RICHARD C. HILDEBRAND, aka RICHARD HILDEBRAND, aka RICHARD CULVER HILDEBRAND & MARY E. HILDEBRAND, aka MARY ELLEN HILDEBRAND & MAY ELLEN HILDEBRAND hereinafter called the grantor, for the consideration he inalter stated, to grantor paid by \*\*\*\*\*

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in CURRY County, State of Oregon, described as follows, to-wit: \*\*\*\*\* RICHARD C. HILDEBRAND AND MARY E. HILDEBRAND, TRUSTEES, OR

THEIR SUCCESSORS IN TRUST, UNDER THE HILDEBRAND LOVING® TRUST DATED NOVEMBER 9, 1994, AND ANY AMENDMENTS THERETO.

SEE ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0- However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) - (If the sentence between the symbols @, if not applicable, should be deleted - See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 9th day of November, 1994; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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

Richard C. Hildebrand RICHARD C. HILDEBRAND

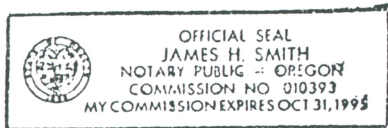
Mary E. Hildebrand MARY E. HILDEBRAND

STATE OF OREGON, County of COOS ) ss.

This instrument was acknowledged before me on November 9th, 1994, by RICHARD C. HILDEBRAND & MARY E. HILDEBRAND

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_

by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_



James H. Smith Notary Public for Oregon My commission expires 10/31/95

RICHARD C. HILDEBRAND & MARY E. HILDEBRAND

Redacted for Privacy

Grantor's Name and Address RICHARD C. HILDEBRAND & MARY E. HILDEBRAND, TRUSTEES HILDEBRAND LOVING TRUST DATED 11/9/94

Redacted for Privacy

Grantee's Name and Address

After recording return to (Name, Address, Zip):

JAMES H. SMITH, ESQ.

Redacted for Privacy

Until requested otherwise send all tax statements to (Name, Address, Zip):

Redacted for Privacy MARY E. HILDEBRAND

Redacted for Privacy

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_ Record of Deeds of said County.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Deputy



**CLERK'S RECORDING INFORMATION:**

**TRANSACTION:** Bargain and Sale Deed

**GRANTORS:** Richard C. Hildebrand and Mary E. Hildebrand, Trustees of the Hildebrand Loving Trust dated November 9, 1994.

**GRANTEES:** Hildebrand Ranches, LLC, and Oregon Limited Liability Company.

**CONSIDERATION:** There is no monetary consideration for this conveyance as it is given to achieve a change in vesting.

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

Hildebrand Ranches, LLC  
P.O. Box 12  
Langlois, Oregon 97450

**AFTER RECORDING,  
RETURN INSTRUMENT TO:**

Mike O'Dwyer  
Lawyer  
Post Office Box 2052  
Bandon, Oregon 97411  
Phone: (503) 347-1200

---

**BARGAIN AND SALE DEED**

Richard C. Hildebrand and Mary E. Hildebrand, Trustees of the Hildebrand Loving Trust dated November 9, 1994, GRANTORS, convey to Hildebrand Ranches, LLC, an Oregon Limited Liability Company, GRANTEE, the following described real property:

PARCEL 1:

The South one-half of the Northeast quarter (S1/2NE1/4); the Southeast quarter of the Northwest quarter (SE1/4NW1/4); the East one-half of the Southwest quarter (E1/2SW1/4); West one-half of the Southeast quarter (W1/2SE1/4) and the Northeast quarter of the Southeast quarter (NE1/4SE1/4) in Section Nineteen (19) and the East one-half of the Northwest quarter (E1/2NW1/4) and the West one-half of the Northeast quarter (W1/2NE1/4) in Section Thirty (30), all in Township thirty (30) South, Range 13 West of the Willamette Meridian, in Coos and Curry Counties Oregon.

PARCEL 2:

The East one-half of the Southeast quarter of the East one-half of Section 24, Township 30 South, range 14 West of the Willamette Meridian; the East one-half of the Northeast quarter of Section 25, Township 30 South, Range 14 West of the Willamette Meridian; the West one-half of the Southwest quarter of Section 19, Township 30 South, Range 13 West of the Willamette Meridian; and the West one-half of the Northwest quarter of Section 30, Township 30 South, Range 13 West of the Willamette Meridian.

PARCEL 3:

The W1/2 of the SE1/4; the E1/2 of the SW1/4; the NW1/4 of the SW1/4 of Section 24, Township 30 South, Range 14 West of the Willamette Meridian, Curry County, Oregon.

The N1/2 of the N1/2 of the NE1/4 of the NW1/4; the N1/2 of the N1/2 of the NW1/4 of the NE1/4 of Section 25, Township 30 South, Range 14 West of the Willamette Meridian, Curry County, Oregon.

PARCEL 4:

The SE1/4 of the SE1/4 of Section 19 and the NE1/4 of the NE1/4 of Section 30, Township 30 South, Range 13 West of the Willamette Meridian, Curry 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.

There is no monetary consideration for this conveyance as it is given to achieve a change in vesting.

Dated this 19<sup>th</sup> day of October, 2000.

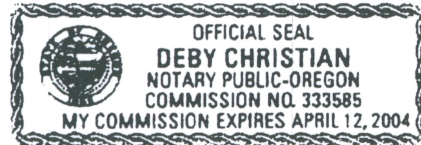
Richard C. Hildebrand  
Richard C. Hildebrand, Trustee

Mary E. Hildebrand  
Mary E. Hildebrand, Trustee

STATE OF OREGON    )  
                                  )ss  
County of Coos    )

Personally appeared on the 19<sup>th</sup> day of October, 2000, the above named Richard C. Hildebrand and Mary E. Hildebrand and acknowledged the foregoing instrument to be their voluntary act and deed in their capacities as trustees of the Hildebrand Loving Trust.

Deby Christian  
NOTARY PUBLIC FOR OREGON  
My commission expires on: 4-12-04





775724-86

Articles of Organization

of

Hildebrand Ranches, LLC

**FILED**

OCT 04 2000

OREGON  
SECRETARY OF STATE

The undersigned organizers adopt the following Articles of Organization pursuant to the Oregon Limited Liability Company Act, Oregon Revised Statutes Chapter 63:

1.

The name of the limited liability company shall be Hildebrand Ranches, LLC, and its existence shall be perpetual.

2.

The address of the initial registered office shall be 98168 Langlois Mountain Road, P.O. Box 12, Langlois, Oregon 97450. The name of the initial registered agent at that office address is Deborah Kalina.

3.

The mailing address to which notices, as require by the Oregon Limited Liability Act, may be mailed is Post Office Box 12 Langlois, Oregon 97450.

4.

The limited liability company will be managed by managers as provided in the operating agreement of the LLC.

5.

The names and addresses of the organizers are as follows:

Richard C. Hildebrand

Redacted for Privacy

Steven J. Kalina

Redacted for Privacy

Mary E. Hildebrand

Redacted for Privacy

Deborah Kalina

Redacted for Privacy

Adopted this 19<sup>th</sup> day of September, 2000.

Richard C. Hildebrand

Richard C. Hildebrand, Organizer

Steven J. Kalina

Steven J. Kalina, Organizer

Mary E. Hildebrand

Mary E. Hildebrand, Organizer

Deborah Kalina

Deborah Kalina, Organizer

## Solomon James Culver

Solomon James Culver was born in Baxter Co., Mo. (the next issue says that he was born in Bates Co., Mo.) Feb. 18, 1843 and died at Myrtle Point Dec. 24, 1919, age 76 years 10 months and 15 days. He, with his mother, crossed the plains with an ox team in 1850 and settled in Oregon City. Mr. Culver was married on Oct. 12, 1865 to Miss Sara Virginia Williams, who survives. Twelve children were born to them, 7 sons and 5 daughters, 8 of whom survive.

The children are as follows: James R. Culver of Langlois; John F. of Roseburg; Eveline, deceased; Robert F. Culver, deceased; Phoebe E. of Portland, Ore.; Peter W. Culver of Langlois; Mrs. Polly Bellows of Roseburg; Mary Virginia, deceased; Howard F. Culver of Winchester Bay, Ore.; George W. Culver of Roseburg; Jesse Arnetta, deceased and Mrs. Anna V. Kinnicutt of Powers. Besides the widow and 8 children, he leaves 9 grandchildren: Robert Hildebrand of this city; Harold, Leta and George Bellows of Roseburg; Virginia, Lena, Clyde, Dorothy and James Kinnicutt of this city. He joined the R. L. D. S. in Sept. 1904. Burial was at Camas Valley.

—*Southern Coos County American*,  
Jan. 1, 1920



# INDEX COOS COUNTY RECORDS

NAME No. 1296

SHEET No. 1

WALTON & CO., PORTLAND 66651

TIME OF RECEPTION	NAME OF GRANTOR (OR MORTGAGOR)	NAME OF GRANTEE (OR MORTGAGEE)	NATURE OF INSTRUMENT	WHERE RECORDED VOL. AND PAGE	REMARKS	BRIEF DESCRIPTION OF TRACT
					WHEN SATISFIED MONTH DAY YEAR	
Dec 21 1907	Culver Sarah V. & S. J.	Peter W. Culver	Deed	49 163		Parcel 50x100 ft in sec 30-28-14
Dec 14 1896	" " "	Phebe E. Culver	"	29 407		Parcel in sec 30-28-14
Feb. 22 1897	" " & hus	Howard F. Culver	"	" 539		Parcel in sec 30-28-14
" 22 "	" " " "	George W. Culver	"	" 571		Parcel in sec 30-28-14
Apr. 2 1901	" S. J.	Jan R. Culver	Assignment of Franchise	34 359		Franchise given by City of Ba.
July 7 1906	" " "	J. A. Armfield	Deed	43 117		Deed of NW 1/4 sec 32-28-14
Feb. 24 1910	" Sarah V. & hus	W. H. Smith	"	56 406		Parcel in sec 30-28-14
Aug 2 1906	" " "	J. A. Armfield	"	43 342		Deed of NW 1/4 NW 1/4 sec 32-28-14
July 21 1910	" Phebe E.	James A. Cotton	"	57 548		Parcel in sec 30-28-14
Feb 29 1911	" Sarah V. & hus	H. C. Sellmer	"	59 379		Parcel in sec 30-28-14
Nov. 18 1912	" S. J. & wif.	John Nyrood	"	64 381		Parcel sec. 30-28-14
Sept. 10 1917	" Sarah V. & hus	R. A. Gupp	"	76 351		B. & B. Ext to Myrtle St. Block 14.
Mar. 3 1919	" Phebe E.	Robt. L. Hildebrand (Estate)	Mtg.	37 243	rec. 27 1920	W SE SW NE Sec. 13-30-14.
Nov. 4 "	" S. J. & Sarah V.	Thomas Jefferson Ward	Deed	81 219		SE SW, SW SE Sec. 21-29-13.
Oct. 6 1920	" Phebe E.	James R. Culver	Deed	83 496		W 1/2 SE SW NE Sec 13-30-14
" " 1922	" Sarah V. & S. J.	City of Bandon	"	88 30		20' strip along N. side Alwater St. Bandon.
May 14 1923	" " by Adm.	C. J. Butler	Deed	89 474		Prone Adm. Mt. Ct. Lots 6-7 Bk. 19.
Mar 21 1933	" Phebe et al	Peter W. Culver 1882	✓	118 503		land in sec. 13-30-14 + sec 19-30-13

TIME OF RECEPTION	NAME OF GRANTEE (OR MORTGAGEE)	NAME OF GRANTOR (OR MORTGAGOR)	NATURE OF INSTRUMENT	WHERE RECORDED VOL. AND PAGE	REMARKS			BRIEF DESCRIPTION OF TRACT
					WHEN SATISFIED	MONTH	DAY	
Mar 28 1876	Culver S. J.	S. W. Dyer	1st. Deed	6 219				Used - parcel joining Hotel of Jim Be in Utter City - 825 x 460 ft.
Nov 27 1896	" Sarah V.	Phibe E. Day	"	29 377				Parcel in sec 30-28-14
Dec 14 "	" Phibe E.	Sarah V. Culver & hus	"	" 407				Parcel in sec 30-28-14
Nov 19 1902	" S. J.	G. B. Poutwright	"	36 558				Sw 1/4 NW 1/4 sec 30-28-14
July 21 1910	" Phibe	Jesse Cotton	"	57 547				W 1/2, S 1/2 NE sec 13-30-14
Nov 29 1911	" Sarah V.	Mary M. Michael & hus.	"	59 374				Myrtle Point B & B. Ept. Blk 14
Oct 3 1917	" " "	J. O. Stenmiller et al	"	76 490				Myrtle Point, Brown's Add Lots 6 & 7 B 19
Oct 15 1920	" Phibe E.	Robt. S. Hildebrand	Sat. Mtg Marginal					Vol 37-240
Dec 28 "	" " "	" " "	" "	39 555				Vol 37-243



THE UNITED STATES OF AMERICA, TO ALL TO WHOM THESE PRESENTS SHALL COME GREETING:

WHEREAS, a Certificate of the Register of the Land Office at Roseburg, Oregon, has been deposited in the General Land Office, whereby it appears that, pursuant to the Act of Congress of May 20, 1862, "To Secure Homesteads to Actual Settlers on the Public Domain," and the acts supplemental thereto, the claim of William F. Cook has been established and duly consummated, in conformity to law, for the Lots Two and three, the southwest quarter of the northeast quarter, and the southeast quarter of the northwest quarter of SECTION FOURTEEN IN Township thirty-one South of Range fourteen West of the Willamette Meridian, Oregon, containing one hundred sixty and ten-hundredths acres, according to the Official Plat of the Survey of the said lands returned to the GENERAL LAND OFFICE by the Surveyor-General: NOW KNOW YE, That there is, there fore, granted by the UNITED STATES unto the said claimant the tract of Land above described; TO HAVE AND TO HOLD the said tract of Land, with the appurtenances thereof, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States, IN TESTIMONY WHEREOF I, Warren G. Harding, President of the United State of America, have caused these letters to be made Patent, and the seal of the General Land Office to be hereunto affixed. GIVEN under my hand, in the District of Columbia, the Seventh day of December in the year of our Lord one thousand nine hundred and twenty-one and of the Independence of the United States the one hundred and forty-sixth. By the President: Warren G. Harding. By Viol B. Fugh, Secretary. M. P. LeRoy Recorder of the General Land Office. RECORDED: Patent Number 837499. (Seal General Land Office) Filed Dec. 1, and recorded Dec. 4, 1922. A.G. Walker, County Clerk. By Byrdie B. ... Deputy

INDEXED  
CORRECTED

THIS INSTRUMENT, Made the 19th day of October in the year of our Lord, 1922 between T. & C. Stock Company, a corporation organized under the laws of Oregon with its head office at Langlois, Oregon, the party of the first part, and Robert L. Hilderbrand, of the County of Curry and State of Oregon the party of the second part, WITNESSETH, That the said party of the first part, for and in consideration of the sum of Five Thousand Dollars, Gold Coin of the United States of America, to it in hand paid by the said party of the second part, the receipt where of is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto the said party of the second part, and to his heirs and assigns, forever, the following described real property, to-wit: The Northwest Quarter of the Southwest Quarter (NW<sub>1</sub>-SW<sub>4</sub>), and the East half of the Southwest Quarter (E<sub>2</sub>-SW<sub>4</sub>), also the West half of the Southeast Quarter (W<sub>2</sub>-SE<sub>4</sub>) of Section 24, also the North half of the North half of the Northeast Quarter of the Northwest quarter (N<sub>2</sub>-N<sub>2</sub>-NE<sub>1</sub>-NW<sub>4</sub>) and the North half of the North half of the North west Quarter of the Northeast Quarter (N<sub>2</sub>-N<sub>2</sub>-NW<sub>1</sub>-NE<sub>1</sub>) of Section 25 all in Township 30 South, of Range 14 West, of the WILLAMETTE Meridian in Curry County, Oregon, containing 220 acres more or less.

INDEXED

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; and also all the estate, right, title, interest property possession, claim and demand whatsoever, as well in law as in equity, of the said party of the first part, of, in or to the above described premises, and every part and parcel thereof, with the appurtenances: TO HAVE AND TO HOLD, all and singular the above mentioned and described premises, together with the appurtenances, unto the said party of the second part, and to his heir and assigns forever. And the said party of the first part covenants that it is now seized in fee simple of the above premises that the same is free from all incumbrances, that party of second part shall quietly enjoy same without any lawful disturbance, and that it shall and will by these presents WARRANT AND DEFEND the title to said premises against their heirs, administrators and assigns, and against all and every person or persons whomsoever lawfully claiming or to claim the same. IN WITNESS WHEREOF, The said party of the first part has hereunto set its hand and affixed its corporate seal the day and year first above written. T. & C. Stock Company (Seal) By Robert L. Hilderbrand (Seal) President. By P. W. Culver Secretary (Seal) SIGNED Sealed and Delivered in the presence of: Alice K. Gallier, Geo. P. Topping. (Corporate Seal)

STATE OF OREGON, ss.  
COUNTY OF COOS.

On this 19th day of October, A.D. 1922, before me, personally appeared Robert L. Hilderbrand and P. W. Culver, to me personally known to be the identical persons who executed the foregoing instrument and who being duly sworn, did say, the said Robert L. Hilderbrand that he is the President, and the said P. W. Culver that he is the Secretary of the T & C Stock Company, a corporation organized under the laws of Oregon, with its head office at Langlois, Oregon, and that the seal affixed to the hereunto annexed instrument is the corporate seal of said corporation, and that said instrument was signed and sealed by them in behalf of said corporation, by authority of its Board of Directors and said officers acknowledged said instrument to be the free act and deed of said corporation. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the say and year in this my certificate written. Geo. P. Topping. Notary Public for Oregon. MY COMMISSION Expires Nov. 11, 1923. (Notary Seal). Filed Dec. 1, and recorded Dec. 4, 1922. A.G. Walker, County Clerk. By Byrdie B. ... Deputy.



The southeast quarter of Section eleven, containing forty acres; Township thirty south of Range thirty-five east. The southeast quarter of the southeast quarter of Section thirty-two, containing forty acres; Township three south of Range thirty-six east. The southwest quarter of the northwest quarter and the southeast quarter of the southeast quarter of Section twenty-eight, containing eighty acres; and the northeast quarter of the southeast quarter of Section thirty-three, containing forty acres; Township twenty-three south of Range thirty-eight east. The southeast quarter of the southwest quarter of Section thirty-one, containing forty acres; Township twenty-eight south of Range thirty-eight east. The Lot four of Section four, containing twenty-two and thirty-two-hundredths acres; Township seventeen south of Range forty east. The southeast quarter of the southeast quarter of Section thirty-two, containing forty acres; Township thirty-eight south of Range forty-one east. The north half of the northeast quarter and the north half of the northwest quarter of Section thirty-two, containing one hundred sixty acres; Township thirty south of Range forty-two east. The southeast quarter of the southeast quarter of Section twenty-six, containing forty acres; Township twenty south of Range forty-six east. The southeast quarter of Section ten, containing one hundred sixty acres; and containing in the aggregate, seven thousand four hundred fifty-seven and seventy-nine-hundredths acres; NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and pursuant to said Acts of Congress, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT, unto the said Northern Pacific Railway Company, successor in interest in the Northern Pacific Railroad Company, its successors and assigns the tracts of land selected as aforesaid and embraced in the foregoing; TO HAVE AND TO HOLD THE said tracts, with the appurtenances thereof, unto the said Northern Pacific Railway Company, successor as aforesaid, and to its successors and assigns forever. Expressly excepting from this grant, all lands mineral in character now known or hereafter discovered to be such and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States. IN TESTIMONY WHEREOF, I Woodrow Wilson, President of the United States of America, have caused these letters to be made Patent, and the Seal of the General Land Office to be hereunto affixed. GIVE under my hand, at the City of Washington, the Twenty-first day of February, in the year of our Lord one thousand nine hundred and fourteen and of the Independence of the United States the one hundred and Thirty-eighth. (Seal of General Land Office) By the President: Woodrow Wilson By M.P. LeRoy Secretary. Recorded: Patent Number 386670 L.Q.C. Lamar Recorder of the General Land Office.

Of the lands above described, the southwest quarter of the southwest quarter of Section twenty-one and the northwest quarter of the northeast quarter and the northeast quarter of the northwest quarter of Section twenty-eight in Township seventeen south of Range twelve east are subject to all rights under an application by the Deschutes Irrigation and Power Company, approved May 7, 1908, under the Act of March 3, 1891, being an application for right of way for canal and reservoir; the northwest quarter of the northeast quarter and the northeast quarter of the northwest quarter of Section twenty-eight in Township seventeen south of Range twelve east are subject to all rights under application by the Deschutes Irrigation and Power Company and the Pilot Butte Development Company, approved December 5, 1910 and March 3, 1903, respectively under the Act of March 3, 1891, being applications for right of way for canal; and the Lot four of Section four in Township eighteen south of Range twelve east is subject to all rights under an application by the Oregon Trunk Railway, approved October 8, 1910, and the northwest quarter of the southeast quarter of Section eleven in Township eleven south of Range thirty-five east is subject to all rights under an application by the Sumpter Valley Railway, approved August 13, 1909, under the Act of March 3, 1875, being applications for rights of way for railroad purposes. Recorded October 9, 1914.

*J. R. ...* County Clerk.

KNOW ALL MEN BY THESE PRESENTS That P.W. Culver and Bessie Green Culver, of Raymond of the County of Pacific in the State of Washington, for and in consideration of the sum of \$1.00 and other good and valuable considerations to them in hand paid by James R. Culver the receipt whereof we do hereby acknowledge have granted, bargained and sold, and do by these presents grant, bargain, sell, convey and confirm unto the said James R. Culver and to his heirs and assigns forever, all that certain tract of land lying and being in the County of Curry and State of Oregon, and particularly described as follows, to-wit: The Northwest quarter (NW $\frac{1}{4}$ ) and the West half (W $\frac{1}{2}$ ) of the Northeast quarter (NE $\frac{1}{4}$ ) of Section twenty-five (25), the West half of the Southeast quarter (SE $\frac{1}{4}$ ), the East half of the Southwest quarter (SW $\frac{1}{4}$ ) and the Northwest quarter (NW $\frac{1}{4}$ ) of the Southwest quarter (SW $\frac{1}{4}$ ) of Section twenty-four (24), all in Township thirty (30) South of Range fourteen (14) West of Willamette Meridian, in Curry County, Oregon, containing 440 acres. Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and of their right, title, interest, claim, possession or demand of any kind whatever, whether at law or equity, of, in or to the above described premises and each and every part and parcel thereof. TO HAVE AND TO HOLD the same unto the said James R. Culver and to his heirs and assigns forever we do hereby covenant with the said grantee his heirs and assigns; that at the date hereof we are well seized in fee simple of the premises above conveyed, and we will and our heirs, executors and administrators shall warrant and defend the title thereto against the lawful claims or demands of any person or persons whomsoever. IN WITNESS WHEREOF we have hereunto set our hands and seals this 29th day of September A.D. 1914.

Signed, sealed and delivered in presence of Bessie Green Culver (Seal) P.W. Culver (Seal)  
Leone Krause Robt G. Chambers

State of Washington, County of Pacific ss. I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that P.W. Culver and Bessie Green Culver, his wife personally known to me to be the same persons whose names subscribed to the foregoing deed, appeared before me in person, and acknowledged to me that they signed, sealed and delivered the said instrument in writing as their free and voluntary act, for the uses and purposes herein set forth. IN WITNESS WHEREOF I have hereunto set my hand and seal this 29th day of September A.D. 1914.

Recorded October 9, 1914. (Notary Seal) C.E. Meredith Notary Public for the State of Washington  
*J. R. ...* County Clerk. Residence Raymond.



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KNOW ALL MEN BY THESE PRESENTS: That J.S.Culver, (sometimes written Solomon J. Culver) and Sarah V. Culver of the County of Coos and State of Oregon, in consideration of One (\$1.00) Dollar, to them paid by T. and C. Stock Co. a corporation of Curry County, Oregon, do hereby remise, release and forever QUIT CLAIM unto the said T. and C. Stock Co. and unto its successors and assigns all our right title and interest in and to the following described parcel of real estate, situate in the County of Curry and State of Oregon, to-wit: The South Half ( $\frac{1}{2}$ ) of the Northwest quarter ( $\frac{1}{4}$ ) of Section twenty-five (25) Township thirty (30) South of Range fourteen (14) West of the Willamette Meridian in said Curry County, Oregon This deed is given to correct an error in description whereby the foregoing lands were omitted in the description of other lands with which the above lands were intended to be conveyed by a certain deed from J.S.Culver and Sarah V. Culver his wife to one James A. Cotton, dated August 30, 1906 and recorded September 24, 1906 in Book 12, on Page 225 Record of Deeds of Curry County, Oregon. TO HAVE AND TO HOLD the same, together with all and singular the hereditaments and appurtenances thereto belonging or in anywise appertaining to the said T and C. Stock Co., and to its successors and assigns forever. IN WITNESS WHEREOF we have hereunto set our hands and Seals this 6th day of May, A.D. 1919

S.J.Culver (SEAL) Sarah V. Culver (SEAL) Executed in the Presence of C.E. Huling  
 Claud H. Gile Anna L. Kinnicutt STATE OF OREGON COUNTY OF COOS ss BE IT REMEMBERED

That on this 6th day of May A.D. 1919, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named S.J.Culver, who is personally 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 named. IN TESTIMONY WHEREOF I have hereunto Set my hand and Official seal the day and year last above written Claud H. Giles Notary Public For Oregon My commission expires 3/17/20 Notary Seal

STATE OF OREGON COUNTY OF COOS ss On this 11th day of October 1919 personally appeared before me, the undersigned a Notary Public for Oregon the within named Sarah V. Culver, the wife of S.J.Culver, therein mentioned, who is personally known to me to be the identical individual and who executed the said instrument and acknowledged to me that she executed the same freely and voluntarily. In witness where of I have hereunto set my hand and Notarial Seal the day and year last written. Claud H. Giles Notary Public for Oregon My commission expires 3/17/20 Notary Seal  
 Recorded Feb. 13th 1920 Myrtle Cooley County Clerk By Frank Coughlin Deputy

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STATE OF OREGON

In consideration of the sum of One Dollart (\$1.00) paid to the State Land Board, the State of Oregon has remised and released and by these presents does hereby remise, release and forever quitclaim unto the T. and C. Stock Company, the following described lands, situate in Curry County, Oregon, to-wit: The West half of Southeast quarter: East half of Southwest quarter, Northwest quarter of the Southwest quarter of Section Twenty-four: West half of Northeast quarter and Northwest quarter of Section Twenty-five, Township Thirty South, Range Fourteen West of Willamette Meridian, containing 440 acres Subject, however to right of way for ditches, canals and reservatw sites for irrigation purposes, constructed, by authority of the United States or otherwise, which right of way is hereby expressly reserved, as provided by Section 12, Chap. 228, Page 405 Session Laws 1905. To have and to hold the same unto the said T. and C. Stock Company, its successors and assigns forever. Witness the Seal of the State Land Board affixed this 20th day of October 1919 STATE LAND BOARD By Ben W. Olcott Governor Attest G.G. Brown, Clerk State Land Board State

Record of Deeds, Book X Page 391 State Land Dept. Seal

Recorded Feb. 13th 1920 Myrtle Cooley County Clerk By Frank Coughlin Deputy