

OREGON CENTURY FARM & RANCH PROGRAM
2018 Applicant Approval Checklist

Name of applicant Josi family

Name of Farm or Ranch Wilsonview Dairy Inc County Tillamook

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

Other fees (additional certificates, @ \$20 ea.), amount \$ — - Align order say 1 extra cert/sign
Total fees pd. \$ 250

1. Applicant is legal owner yes no other _____

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

Comments Lease opt. to buy? need further info

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 narrative missing only timeline

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 Lease opt to Buy w/ 1918 date?

Photos included with application yes no Sent digital photos yes no

Additional information needed from applicant Dig. photos; narrative revision
Map; sign order - addt. funds

Concerns or questions Lease opt to Buy - further explanation needed

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

Reviewer #1: Initials ASD

Notes: Having the deed copies was amazing to read through. I loved the pic of grandma feeding cows.

Reviewer #2: Initials: JMP

Notes: Lease to own in 1918 seems to good as Jasi eventually became owner

Reviewer #3: Initials: AS

Notes: would have liked more clarity ^(documentation) with the timeline, but lease to own not an issue.
Good detail with lease to own information.

Reviewer #4: Initials: _____

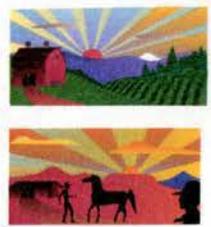
Notes:

Reviewer #5: Initials: _____

Notes:

Provide at meeting:

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



A program of the Oregon Farm Bureau Foundation for Education
Date: _____

Oregon Century Farm & Ranch Program Application

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

Press Contact (please check one) YES, both applicant & contact person (if different)
 YES, Applicant only NO

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

Legal owner / Applicant name Don, Desi, Derrick and Kaycee Josi

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

Wilsonview Dairy Inc.

Mailing address of Legal Owner / Applicant Redacted For Privacy

Redacted For Privacy

Telephone Redacted For Privacy E-mail address Redacted For Privacy

Contact name (if different than legal owner) Derrick

Mailing address of contact Redacted For Privacy

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 4 miles from nearest town Tillamook

Township 159W Range 21 Section NWNE

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) Alfred Josi

Founder(s) prior Country or State if not Oregon Switzerland

Date (year) this farm or ranch was acquired by founder(s) 1918
(Attach verifying documentation. See Application Qualification #7)

Who farms or ranches the land today? Don + Derrick Josi

Relationship of applicant to original owner. Clearly explain lineage from original ownership documents to current applicant. (See Application Qualification #7) Alfred is Don's grandpa
Derrick is great granddaddy

How many acres were included in original farm or ranch? 60

How many acres are included today in the farm or ranch? 350

How many acres are in agricultural use today? 350

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?

Dairy cows

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

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

Dairy cows

(Continue application on next page)

Oregon Century Farm & Ranch Program Application – Continued

History of buildings:

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

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

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 family:

How many generations live on the farm or ranch today?

List names and birth years: **2**
Don & Dusi
Derrick & Kaylee

The family history narrative:

Submit two or three pages of family history narrative, including, but not limited to generational transfers of the farm or ranch. Please also submit historical & current photos of the property & family, if available. Do *not* send original documents as they will not be returned. Digital format photos (at highest resolution [300 dpi]) are particularly desirable, so that they may be used in publications, the program's database or the web site. Submitted information, including photos, will be deposited in the OSU Libraries – Special Collections & Archives Research Center for future reference. Please send digital photos included with your application to cfr@oregonfb.org by **May 1**.

Type of information to include in your family history narrative:

- Where founder(s) may have moved from to farm or ranch
- Significant events in the family (births, deaths, marriages, etc.)
- Any major changes to operations (methods of production, etc.)
- Additional information on crops, buildings, other changes from the original farm or ranch
- Any special family farm or ranch stories you'd like to share, passing on techniques, interesting characters, & family folklore

(Continue application on next page)

Oregon Century Farm & Ranch Program

A program of the Oregon Farm Bureau Foundation for Education

Application Guidelines



Background

The Century Farm & Ranch Program is a nonprofit, volunteer-led program to honor farm and ranch families with century-long connections to the land and recognize Oregon's rich agricultural heritage. The program is administered through the Oregon Farm Bureau Foundation for Education and is partially funded through a partnership with the Oregon Farm Bureau, the State Historic Preservation Office, Oregon State University Libraries' Special Collections & Archives Research Center, and community members throughout Oregon.

All applications are added to the OSU Libraries' Special Collections & Archives Research Center. They provide valuable information about settlement patterns, livestock and crop choices, building design and family history. Successful applicants receive a distinctive certificate, with acknowledgement by the governor of Oregon and the director of the Oregon Department of Agriculture and metal roadside sign identifying the historical Century Farm or Century Ranch at a special awards ceremony at the Oregon State Fair.

Qualifications

1. Only the legal owner(s) of the property may apply for the Century Farm or Century Ranch status.
2. The farm or ranch must have been operated continuously in the same family for 100 years or more. A farm or ranch settled any time 100 years ago or earlier will be eligible if it meets other requirements.
3. The farm or ranch must have 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 the application.
4. If living off the farm or ranch, or if the farm or ranch has ever been rented or leased, the owning family must actively manage and direct the farming or ranching activity on the land. Contact 503-400-7884 or cfr@oregonfb.org if you have any questions about eligibility.
5. The line of ownership from the original settler or buyer may be through children, siblings, or nephews and nieces. Adopted children will be recognized equally with other descendants.
6. Applications must be submitted on forms provided by the Century Farm and Ranch Program with all questions completed. Applicants must submit a narrative of family history, two to three pages in length that adds to the information included in the application. Copies of historical and current photographs of the farm or ranch and family are encouraged. All information, including photos, will be deposited in the OSU Libraries' – Special Collections & Archives Research Center for future reference. Please do not send in original photos and/or documents, as all items sent with your application are **NOT** returned. Please send in quality copies of documents that support your application. Applications should include 4-5 digital photos from your application and sent to cfr@oregonfb.org by **May 1**.
7. All applications must include verification of continuous ownership for 100 years. Acceptable forms of proof include a document (high quality photocopy) showing date of earliest ownership. This may be provided through a Donation Land Claim, Deed of Sale, or Homestead Certificate. Other records, subject to review, include a family Bible, diary entry, or correspondence.
8. Applications must be signed and certified by a Notary Public.

9. Deadline for returning applications is **May 1** of the current year and must be postmarked by midnight.

Researching Farm and Ranch History

The Oregon Century Farm & Ranch Program website has tips on gathering information about farm and ranch history. The website is located at www.oregonfb.org/centuryfarm.

Completing the Application

This application is a Word document. You can fill information in as you answer the questions. You may notice the page adjusting as you enter text. That is OK. You can also submit a completed photocopy of this form.

Fees

A \$250 fee is required with each application. This fee covers administrative costs and includes one certificate and one roadside sign. Additional certificates may be ordered at the time of application at \$20 each and roadside signs at \$200 each. Make checks payable to **OAEF dba Oregon Farm Bureau Foundation for Education**.

Where to Send Completed Application Packets

Send the completed application (including the family history narrative, map and digital photos), Statement of Affirmation, your documentation, and sign and certificate order form, with fee payment, to:

**Oregon Century Farm & Ranch Program
Oregon Farm Bureau Foundation for Education
1320 Capitol St. NE, Suite 200
Salem, OR 97301**

Do *not* send original documents, as they will not be returned. We recommend that you make a copy of your completed application before mailing. It makes a wonderful single source of farm information for years to come.

Review Process and Notification

All applications are checked for completeness by the program coordinator and reviewed by the Program Board. All applicants will be notified about their status by July 1.

Honoring Ceremony

Successful applicants, their families and neighbors are invited to a special ceremony at the Oregon State Fair to receive the certificate. The certificate has the name of the farm or ranch and is suitable for framing.

Still Have Questions About the Program?

Contact: **Andréa Kuenzi, Program Coordinator, at 503-400-7884 or cfr@oregonfb.org**

Thank you for helping us preserve Oregon's rich agriculture heritage and the important role it plays in keeping the state a healthy and vital place for Oregon residents and visitors. For more information about the Oregon Century Farm & Ranch Program visit www.oregonfb.org/centuryfarm.

1/10/1873 120 Acres land granted to Daniel Bodyfelt signed by president U S Grant.

Amended in 1879 to add Amy Jane Bodyfelt (wife)

1906- probated by the Bodyfelt heirs George Bodyfelt, Alpha Olson and heirs of Sara Jane West. Also, Ralph Ackley.

1909- Somewhere in this year George and Mary Durrer bought(?) the farm.

1912 - The 5 Josi's arrive from Switzerland

May 14, 1918 - Grandpa and grandma entered into a lease with the Durrers with the option to buy.

1921 - bought John Josi's shares in the farm.

1923- G&G are approved for a loan, with this they were able to buy the farm from Durrers and pay back Alfred Perrin (this is the man who held the Josi indentures).

1958 - Ernie and Julie start purchasing the farm.

1975 - Partnership formed with two sons Don & Bill. Also, purchased the Galloway farm.

1983 - Don & Bill start the process to purchase the farm.

1990- Maxwell farm purchased.

2008 - Bill's share purchased by Don and Desi.

2009- Derrick becomes a shareholder

2011 - entered into lease with Tom Denoble

2013 - purchase of the Harvey Strong farm

2017 - Entered into lease for the Lucas farm.

Subject: Re: Century Farm application Items missing/clarifications
Date: Monday, June 4, 2018 at 11:04:29 AM Pacific Daylight Time
From: Derrick Josi **Redacted For Privacy**
To: Andrea **Redacted For Privacy**
Attachments: image001.jpg, image002.jpg, image003.jpg

You're right it's when he bought out John

Derrick Josi

On Jun 4, 2018, at 10:59 AM, Andrea **Redacted For Privacy** wrote:

Hi Derrick,
It's on your timeline. I am wondering if this is when he bought out shares of his brother? I would go through your timeline you sent and explain in more detail what occurred.

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

Redacted For Privacy

From: Derrick Josi **Redacted For Privacy**
Date: Monday, June 4, 2018 at 10:48 AM
To: Andrea **Redacted For Privacy**
Subject: Re: Century Farm application Items missing/clarifications
I can't find any reference to 1921 on anything on my side.

[image1.jpeg]
[image2.jpeg]
[image3.jpeg]

Derrick Josi
On Jun 4, 2018, at 10:38 AM, Andrea **Redacted For Privacy** wrote:

Also,
Please let me know on sign order; we will just need a check for \$220 for additional sign and certificate. And a map of property is also still needed.

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

Redacted For Privacy

From: Derrick Josi **Redacted For Privacy**
Date: Monday, June 4, 2018 at 4:53 AM
To: Andrea **Redacted For Privacy**
Subject: Re: Century Farm application Items missing/clarifications

I will have to check on that when I get home but I know they were getting payments in 1918, still waiting on our little girl to decide to show up, makes for a long weekend.

Derrick Josi
On Jun 4, 2018, at 2:13 AM, Andrea **Redacted For Privacy** wrote:

Thanks for this it helps! Hope you and your new baby are doing well a couple of questions on 1918 contract did he start making payments right away or did that occur in the future?

One of the main requirements of our program is proof of earliest date of ownership— it's actually quite key. So I am trying to understand when this actually occurred I see a 1921 date in documents you sent. What can you tell me about that date?

Thank you!!
Andréa Kuenzi
Scholarship & OCF&R Coordinator
Oregon Farm Bureau Foundation for Education
1320 Capitol St NE Suite 200
Salem OR 97301

Redacted For Privacy

On Jun 3, 2018, at 1:16 PM, Derrick Josi **Redacted For Privacy** wrote:

More photos
<image1.jpeg>
<image2.jpeg>

Derrick Josi

On Jun 1, 2018, at 2:49 PM, Andrea **Redacted For Privacy** wrote:

Derrick,

Well that's exciting; hope it all goes well. I love babies!!

You can order more signs later; but certificates must be ordered at time of application. A check next week is fine I just need to know for the order I make after the final review next week. So think about it and let me know.

Yes pictures digitally would be great. No rush on those July is fine. Yes, you need to draft a "family narrative" that goes along with the timeline you provided specifically address the Lease to buy option; page 6 of application describes what should be in that. It's a key piece to telling your story.

A google Map is great; again I don't need this and narrative until Wednesday night the 6th.

Andréa Kuenzi

Oregon Farm Bureau Foundation for Education
Oregon Century Farm & Ranch & Scholarship Coordinator
1320 Capitol St. NE, Suite 200

Salem OR 97301

Redacted For Privacy

From: Derrick Josi **Redacted For Privacy**

Date: Friday, June 1, 2018 at 2:43 PM

To: Andrea **Redacted For Privacy**

Subject: Re: Century Farm application Items missing/clarifications

Hi Andréa

My wife is in prelabor as I write this so while my century farm designation is important I'm a bit distracted. If I'm reading this correctly you want great grandpas story?

The pictures you want sent digitally? If that is the case I'll scan and send them when I get a chance.

One sign for now is fine, I can order more later correct?

Derrick Josi

On Jun 1, 2018, at 2:26 PM, Andrea **Redacted For Privacy** wrote:

Derrick,

I have finished the initial review of this year's applications ahead of next week's full review by committee. There are a couple things we need addressed to make that review successful for your family.

Missing Items:

Family narrative; you've provided a timeline of sorts but not the "story" behind the timeline specifically the Lease Option to buy; this is questionable as our program looks for ownership of property; I've never seen one quite like this. A good explanation and "case" for this will help me and committee further understand the circumstance your family was in. Was it a purchase contract with payments being made? From what I read payments were made? The Narrative is how the committee gets to know your family and "story"-- it is a super important piece of the application.

Map of Property—google Maps is great.

Photos- please provide the photos you send digitally as well; makes the awards ceremony prep much easier

Finally, your sign order form; you paid the \$250 which includes 1 sign and 1 certificate; the order form indicates you wanted an additional sign and certificate as well. If that is the case another \$220 is due. What were your wishes regarding that?

Thank you so much!

Andréa Kuenzi

Oregon Farm Bureau Foundation for Education
Oregon Century Farm & Ranch & Scholarship Coordinator
1320 Capitol St. NE, Suite 200

Subject: Re: Century Farm application Items missing/clarifications

Date: Monday, June 4, 2018 at 4:53:14 AM Pacific Daylight Time

From: Derrick Josi [Redacted For Privacy]

To: Andrea [Redacted For Privacy]

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Yes pictures digitally would be great. No rush on those July is fine.

Sent from [Mail](#) for Windows 10

From: Andrea [Redacted For Privacy](#)
Sent: Friday, June 1, 2018 2:49:06 PM
To: Derrick Josi
Subject: Re: Century Farm application Items missing/clarifications

Derrick,

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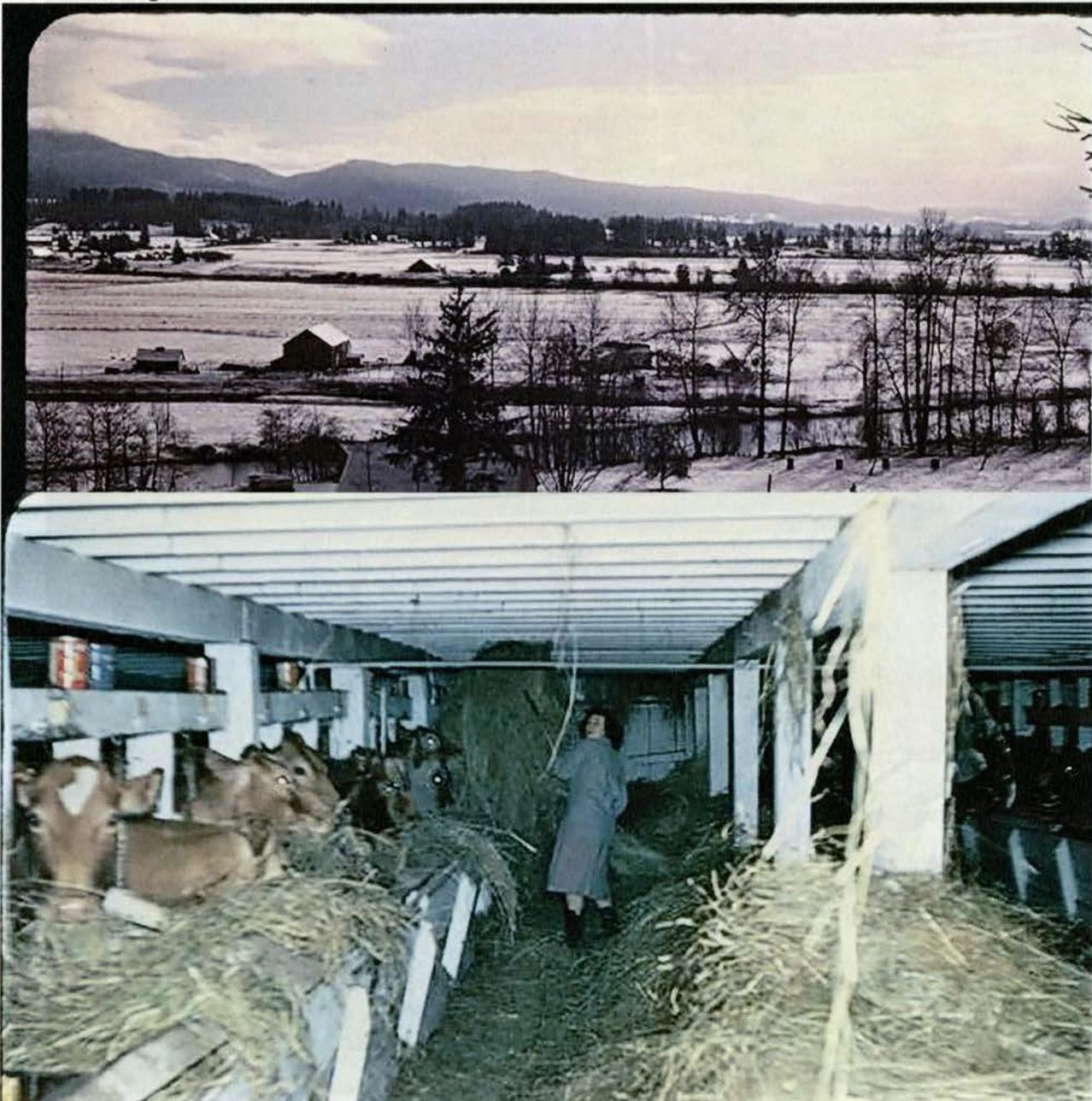
Thank you so much!

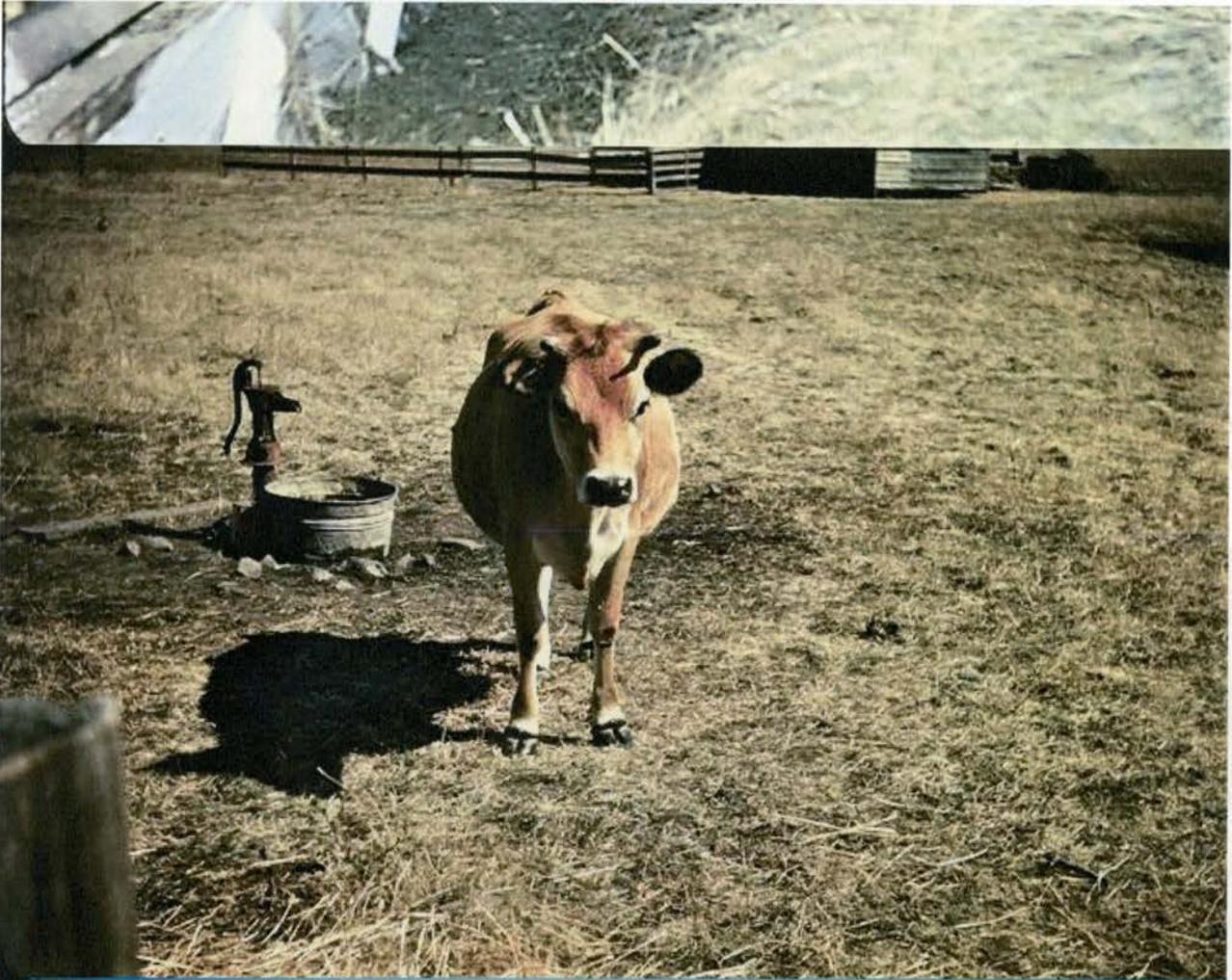
Andréa Kuenzi
Oregon Farm Bureau Foundation for Education
Oregon Century Farm & Ranch & Scholarship
Coordinator
1320 Capitol St. NE, Suite 200
Salem OR 97301
Redacted For Privacy

Subject: RE: Century Farm application Items missing/clarifications
Date: Sunday, June 3, 2018 at 1:14:37 PM Pacific Daylight Time
From: Derrick Josi [Redacted For Privacy]
To: Andrea [Redacted For Privacy]
Attachments: 2194C49F0B004BC8862547102FAE7E91.jpg, C77E656074B04A3C9250B8AB2F5C235F.jpg, 237C484DFEF64D84A978284127BA0CDD.jpg, 1AB038760EF149D18423FD2DA3B5C58C.jpg

I'm not great at writing about my family history but her is great grandpas history

Alfred Josi came to Tillamook from Switzerland in 1912 as an indentured servant. He started working at the south prairie cheese factory as a cheese maker. By 1915 he had paid of his indenturedness and took a job as head cheesemaker at the Aldevale cheese factory. In 1918 he entered into a lease with a purchase option of the Durrer farm with John Josi. He married his wife Cellia Vonrotz in 1919 and at this time the started buying the farm outright







Google

Joseph Durrer, and

Marie Durrer,
his wife,

--to--

Alfred Josi, and

John Josi.

Deed Book 37 page 280.

Dated, May 14th.1918.

Recorded, May 21,1918.

Consid. \$ (see below).

* * ** * * *

"This Agreement made and entered into this 14th.day of May,1918,by and between Joseph Durrer and Marie Durrer,his wife, parties of the first part herein, and Alfred Josi and John Josi, parties of the second part herein,all being of Tillamook County,State of Oregon; Witnesseth:

That first parties herein also known as lessors herein,have leased, demised and let unto second parties herein, also known as lessees, the real and personal property hereinafter mentioned, and have herein given said lessees the option to purchase the same, said property being situated in Tillamook County, Oregon, more particularly described as follows; -South east quarter of the North east 1/4 of Section 21, North east quarter of North west quarter and North West quarter of North east quarter lying South of Wilson River, section twenty one, and the West half of the North east quarter of North east quarter of said Section twenty one, all being in township one South, Range nine West of the Willamette Meridian, Tillamook County, Oregon, and being the farm upon which first parties now reside and being all of the land they own in said Section. ALSO, the following personal property vix: 43 milch cows belonging to said lessors and which are now on said farm, 2 yearling heifers, 2 bulls, 3 horses, 1 mower, rake, tedder, plow, 1 shovel plow, 1 harrow, 3 wagons, two peaves, 1 post hole digger, 1 beam scale, 1 chain, and all small tools, garden hoes, forks, scythes, hoes, two double harness, 1 buggy, 1 single harness, 20 milk cans, buckets, etc. now on said farm and being used in the dairy and farm work.

It is understood that possession is to be given second parties/^{by}first parties November 1st.1918, parties hereto having this day entered into lease of property named. To Have and To Hold, the said real and personal property to the use of the second parties, beginning May 15th.1918, all under the following conditions:

the execution of this agreement, \$3,000,00, on November 1st. 1918, and are to deliver the milk produced on said farm to the Holstein Creamery Company's Factory or some other factory agreed upon between the parties herein mentioned and in the following proportion, 70 per cent in the name of first parties and thirty per cent in the name of second parties, until the sum of \$15,000,00, shall have been paid on the principal sum hereinafter mentioned, after which first parties are to have sixty per cent and second parties forty per cent. It is understood and agreed that the full purchase or contract price on said property, both real and personal, for which this option is given, shall be \$38,250,00, and that upon the payment of \$15,000,00, upon the principal sum mentioned, first parties agree to give second parties a deed to said premises and personal property, free and clear of all incumbrances and with the usual covenants of warranty as to title and further, that first parties will take a second mortgage to a Government or State loan which second parties might be able to secure, it being understood that any loan so secured would be paid first parties on this contract and will reduce amount which might then be due first parties by second parties under this agreement. Second parties are to pay first parties interest on said deferred sums at the rate of six per cent per annum, interest to be paid by milk money received by factory, it being understood that should such milk money not pay the interest, second parties are to pay the same or balance then due by the first of November, of each year. It is understood that fiscal year is to commence upon the first of November of each year, for the purpose of determining the interest which may be due hereunder, whether considered as rent or on option to buy.

It is understood that second parties have this day leased or released said property to first parties herein, and upon the following terms, each party to receive one half of the milk money and what hogs may bring.

It is understood that the one half which may be due said Josie shall be applied by said Durrer, as follows, namely; to the payment of interest on \$36,250,00, from May 1st. 1918, to November 1st. 1918, at the rate of six per cent per annum, and after the interest shall have been paid on said

ty per cent of milk money until \$15,000.00 shall have been paid on the principal sum and after that the sixty per cent of milk money.

It is underst~~ood~~ that there is now a State School Fund mortgage on said property in the amount of \$3000.00, which said Durrers are to pay.

Second parties are to pay all taxes hereafter levied on said property and to pay same before they become delinquent, to keep the buildings on said property insured in some reliable fire insurance company against fire, payments in case of loss to be made to first parties, It is understood that any money so received shall be used by first parties in replacing such buildings. Second parties are to conduct said farm and to take care of the personal property in a good and husbandlike manner, and they are not to permit waste nor to permit any liens to be filed or kept against the real or personal property mentioned nor which may hereafter be erected on said premises. The second parties are not to re-lease or sublet this lease without having first obtained the written permission from first parties herein, or their legal representatives, executors or administrators, provided, however, that this clause shall not be operative after second parties shall have paid \$15,000.00, on the principal sums mentioned. Neither shall second parties sell any of the real or personal property without first having obtained written permission from first parties, this not to be operative after \$15,000.00 shall have been paid in principal sum mentioned. It is understood and agreed that second parties are to keep up the ^{personal} property to its present strength and numbers and in its present condition, are to replace any cows which may die or be disposed of by cows of equal value, and otherwise are not to permit the herd of cows to deteriorate in production. Further, that second parties are to belong to the Tillamook Cow Testing Association for a term of five years and are to have the cows tested regularly. Second parties are to keep up fences in good condition as they are now in. Second parties are to be considered in full possession from May 15th. 1918, but not in actual possession until November 1st. 1918. It is understood and agreed by and between the parties hereto, that all of the title ^{and personal} to said real/prop-







