

## Yamhill County Abstract Co.

MEMINNVILLE, ORE.

292

CITY OF NEWBERG 1046

ABSTRACT OF TITLE

To

The following described real property, situated in Yamhill County, State of Oregon, to-wit:-

Being a part of the D.D.Deskins D.L.C. and more particularly described as follows:-

Beginning at a point on the South line of the said Deskins Claim and the North East corner of Church Street in Hobson's Addition to Newberg, Oregon; running thence West 60 feet to the land deeded by Elizabeth A. Wright and J.M.Wright to F.E.Hobson; thence running North 160 feet to the Center of Dayton and Portland Wagon Road; thence running North by East along the center of said Wagon Road 60 feet to a point North of the beginning point; thence running South to the place of beginning, all in Yamhill County, Oregon.

THE

#### PATENT

The United States, By

U.S.Grant, President S.D.Williamson, Secretary W. Fiske, Rec.Gen. Land Office

To

Daniel D. Deskins

Dated July 21, 1873

Recorded March 3, 1886

Book "X" Deeds, page 306

Consideration; Donation

Seal of Gen Land office

#### Premises

Notification No. 1475, Claim No. 54, in Sections 17-18-19 & 20, T.3.S.R.2.West and bounded as follows: - Beginning at a point 15.20 chains South and South 89°53' East 30.96 chains from the North West corner of said Section 20, and running thence North 89°53' West 64.78 chains; thence North 25' East 49.78 chains; thence East 64.30 chains; thence South 50.17 chains to the place of beginning, in the district of lands subject to sale at Oregon City, Oregon, containing 322.60 acres.

In the County Court of Yamhill County, State of Oregon

The undersigned, your petitioner would respectfully show to the Court the following, to-wit:-

That Daniel D. Deskins died in Yamhill County, State of Oregon on the 8th day of March A.D. 1875, intestate and leaving in said County and State at the time of his death real and personal property of the probable value of \$1500.00

That said Decedent at the time of his death and for a long time prior thereto resided in said County and State.

That he left surviving him your petitioner who is his surviving widow residing in said County, and the following named children and heirs at law, all residing in said County, to-wit: - Nancy Ellen, Mary Caroline, Rosy Emeline, and Edish Josephine, and that the first is 18 years old, the second 17 years old, the third 16 years old and the last is three years old.

That your petitioner believes that the decedent naver made any will, that no administrator has been appointed for the estate of said deceased to the knowledge of your petitioner.

That it is proper and necessary to have an administrator appointed for said estate.

WHEREFORE, your petitioner prays that the Court will appoint her Administratrix of said Estate, according to law.

Apr. 5, 1875.

Duly verified by Petitioner. Filed Apr. 5, 1875.

ORDER

Title

Journal 7, page 196 Dated April 6, 1875

(After Setting out the facts same as in the foregoing petition, the Gourt makes the following order, to-wit:-)

It is hereby ordered that Sarah Deskins be, and she is hereby appointed by the Court Administratrix for the Estate of said Decedent, Daniel D. Deskins, and that she be required to execute a bond for the faithful performance of her duty and trust as said Adminitratrix in the full sum of \$3000.00 with approved dureties thereof.

H. Hurley,

Judge.

#### BOND

Bond of Sarah A. Deskins as administratrix of the Estate of Daniel D. Deskins, Decessed, in the sum of \$3000.00, filed and approved by the Court April 16, 1875.

#### NOTICE

Administratrix' Notice to Creditors which is in due and regular form signed by S.A.Deskins, dated April 16, 1875, and requiring all persons having claims against said estate to present them with proper vouchers within six months from the date hereof to said Administratrix at her residence in Yamhill County, Oregon: together with the affidavit of George B. Dorris that he is publisher of the Lafayette Courier, a Weekly Hewspaper published and having a general circulation in Yamhill County, Oregon, and that said notice was published in said paper for 4 consecutive weeks, commencing with the issue of April 16, 1875, and ending with the issue of May 7, 1875.

Filed July 8, 1875.

#### INVENTORY

Inventory and Appraisement of the property belonging to said estate of D.D.Deskins Deceased, filed and approved by the Court, April 26, 1875, in which, among other property the following is described as belonging to said Estate, to-wit:-

"320 acres real property appraised at \$1800.00 "

## FINAL ACCOUNT

The duly verified final account of S.A.Deskins, as administratrox of the estate of D. D. Deskins Deceased, filed June 9, 1876, which shows in part as follows:-

Cash on hand

\$92.12

That all claims filed against said Estate have been paid in full.

That all the property both personal and real as per inventory that was not sold by order of the Court is still in the hands of the Administratrix.

(The above list showing a complete list of all property that was sold by said order)

(no real property sold)

ORDER

Title

Journal 7, page 389 Dated June 9, 1876

It is hereby ordered and adjudged by the Court that said Final Account be heard on the 7th day of July, 1876, at ten O'clock A.M. and that the Administratrix give due and legal notice by publication of proceedings.

H. Hurley.

Judge.

#### MOTICE

Notice of final Settlement of said Estate, which is in due and regular form, signed by S.A. Deskins Administratrix, dated June 9, 1876, and which states "That said Administratrix has filed her final account, and the County Court has set Friday, July 7, 1876 at one O'clock P.M. as the time for the hearing of said account, at which time all those interested may appear and object thereto." Together with the affidavit of George B. Dorris that he is foreman of the Lafayette Courier, a weekly newspaper published in Lafayette Vamhill County, Oregon, and having a general circulation and that said notice was published in said paper for the space of 4 weeks commencing with the issue of June 9, 1876, and ending with the issue of June 30, 1876 Filed July 10, 1876.

ORBERTATE

Title

Journal 7, page 401 Dated July 7, 1876

It is ordered by the Court that the hearing of the final account be continued until Monday July 10, 1876 at 11 o'clock A.M.

## FINAL SETTLEMEMENT

Title

Journal 7, page 403 Dated July 10, 1876

(After setting out the itemized statement of the receipts and disbursements of said estate, the Court makes the followind order, to-wit:0

It is ordered by the Court that said Account be, and the same is hereby approved and confirmed and the bonds of the Administratrix herein cancelled and said Administratrix is directed to pay said sum of \$79.87 to the heirs of Deceased.

H.Hurley, Judge.

#### BARGAIN AND SALE DEED

S.A.Deskins Ellen Deskins, (signed N.E.) Edith Deskins Emma Deskins(signed R.E.)

To

M.C. Goodrich

Dated Dec. 1, 1888

Recorded Dec. 6, 1888

Book "Z" Deeds, page 196

Consideration \$1.00

Signatures are sealed

Names of Witnesses; Gertrude Lamb and H. Hurley

Acknowledged before; H. Hurley, N.P. Yamhill Co.Or. Dec. 4, 1888 Regular

#### Premises

All our right, title and interest in and to the following described part of the D.L.C. of D.D. Deskins in Yamhill County, Oregon, to-wit:-

Commencing at the South East corner of said D.L.C.; thence West on South boundary of claim 21.50 chains; thence North parallel with the East boundary of said claim 25.08 chains; thence East parallel with the North boundary of said claim 21.50 chains to the East boundary of said claim; thence South to the place of beginning, containing 53.77 acres.

STATE OF OREGON )
(COUNTY OF YAMHILL)

We, S.A.Deskins and R.E.Deskins, being first duly sworn, say each for herself, that Emma Deskins, Edith Deskins, Sarah A. Deskins, M.C. Goodrich Grantors in that certain deed to Ellen Deskins, dated Dec. 1,1888 and recorded December 6, 1888 in the office of the Recorder of Conveyances for Yamhill County, Oregon in Book Z of Deeds, page 199, and Ellen Deskins Grantee therein are the same and identical persons as S.A.Deskins, Nancy Ellen Deskins, Mary Caroline Deskins, Rosa Emeline Deskins and Edith Josephine Deskins named as heirs at law of D.D.Deskins, deceased, in the Probate Proceedings and the Proceedings in settlement of the estate of D.D.Deskins, deceased, which records of said proceedings are of record in the probate records of said County of Yamhill, and that said Grantors in said deed and Grantee therein named were at said date the only heirs at law of the said D.D.Deskins deceased.

That N.E.Deskins Grantor in deed dated "une 5, 1889, made to J.B.David and recorded in the office of the recorder of conveyances of said County in Book 22 of Deeds, page 40 is the same and identical person as Ellen Deskins, Grantee in said deed above referred to and dated Dec. 1, 1888, and that the said N.E.Deskins on said 5th day of June, 1888 was single and unmarried.

That the said S.A.Deskins is the widow of said D.D.Deskins deceased, and was the Administrator of his estate, and the settlement thereof.

S.A.Deskins

R.E.Deskins
Subscribed and sworn to before me this 25th day of Sept., 1903
Clarence Butt, N.P.
Recorded Sept 25, 1903
J.L.Hoskins, Recorder of Conveyances

#### AFFIDAVIT

STATE OF OREGON ) as COUNTY OF YAMHILL)

S. A. Deskins being first duly sworn depose and say she is the widow of D.D.Deskins, deceased, and is the same person that was Administratrix of his estate, and is the same personswho under the name of S.A. Deskins was one of the Grantors in a deed executed by S.A.Deskins, N.E.Deskins M. C. Goodrich, J. H. Goodrich and Edith Deskins to Emma Deskins, bearing date December 1, 1888, and recorded Dec.6, 1888 in WBook "Z" of Deeds, at page 198 of the records of Yamhill County, Oregon; that she personally knows that the Grantors who executed said deed under and by the name of N.E. Deskins is her daughter Nancy Ellen Deskins, and the person who executed said deed under and by the name of M.C. Goodrich is the same person who was before her marriage Mary Caroline Deskins, and is a daughter of this affiant; and that therperson who executed the said instrument under the name of Edith Deskins is a daughter of this affiant and her full name is Edith Josephine Deskins, and that the person named as Grantee in said deed, Emma Deskins is Rosy Emeline Deskins (sometimes called Rosa Emeline Deskins) another daughter of this affiant, and all of said daughters of this affiant being daughters of said D.D. Deskins deceased, and that the said Emma Deskins is the same person as R. Deskins grantor in deed to H.C. Paulsen bearing date May 13, 1907, and of record in the office of the Recorder of Conveyances for Yamhill County Oregon. in Book of Deeds Vol. 51, page 366. S.A. Deskins

Subscribed and sworn to before me this 20th day of July, 1907 Clarence Butt, NP. for Oregon. Rec. Nov.l. 1907 D.H. Turner, Recorder

## WARRANTY DEED

Mary C. Goodrich and J.H.Goodrich, her husband

To

J.K. Wright

Dated Dec 4, 1890

Recorded Jan.20, 1891

Book 24 Deeds, page 378

Consideration \$5000.00

Signatures are Sealed

Names of Witnesses; J.M.Wright and O.C.Wright

Acknowledged before; J.M.Wright, N.P. Yamhill Co.Or. Dec.4, 1890 Regular

#### Premises

Beginning at the South East corner of the D.D.Deskins D.L.C.; running thence West along South boundary of said D.L.C. 13.67 chains; thence North 39 links to center of Dayton and Fortland road; thence East by North along the center of said Dayton and Portland road to within 6 roas of the East line of said D.L.C.; thence South by East at right angles with said road to the East line of said D.L.C.; thence South to the place of beginning containing 34 acres.

## MORTGAGE

J.K.Wright

To

Emily Kennedy

Dated Sept. 30, 1892
Recorded Oct. 3, 1892
Book "Y" Mtgs., page 601
Consideration \$160.00
Signature is sealed

Names of Witnesses; Jeptha Martin and V.O.Allen

Acknowledged before; V.O.Allen, N.P. for Oregon Sept.30, 1892 Regular

### Premises

Beginning at the South East corner of the D.D.Deksins D.L.C.; running thence West along South boundary of said D.L.C. 13.67 chains; thence North 39 links to center of Dayton and Portland road; to within 6 rods of the East line of said D.L.C; thence South by East at right angles with said road to the East line of said D.L.C.; thence South to the place of beginning, containing 3% acres.

(For release of this Mortgage, see Book 22, page 389)

BERKSHIBE FMEVI

#### SATISFACTION OF MORTGAGE

Emily Kennedy

To

J.K.Wright

Dated May 23, 1895

Recorded July 26, 1895

Book 22 Mtgs.,page 389

Consideration

Signature is sealed

Names of Witnesses A.C.Mouser and A.A.Smith
Acknowledged before; A:C:Mouser, N. P. San Diego Co.Cal. May 23, 1895 Reg

#### Premises

and made by J.K.Wright of the County of Yamhill, State of Oregon to secure the payment of one Promissory note of same date for the sum of \$160.00 the party of the first part to Emily Kennedy, widow and then of the said County of Yamhill, State of Oregon, but now of San Diego County and City, State of California, the party of the second part and recorded in the office of the Tounty Recorder of the said County of Yamhill, State of Oregon, in Book "Y" of Mortgages, at pages 601 on the third day of October, 1892, together with the debt thereby secured, is fully paid, satisfied and discharged.

## WARRANTY DEED

J.K.Wright, (unmarried)

To

E.A. Wright

Dated Feb. 15, 1893

Recorded Feb. 24, 1893

Book 28 Deeds, page 568

Consideration \$600.00

Signature is sealed

Names of Witnesses; O.V.Allen and O.C.Wright

Acknowledged before; O.V.Allen, N.P. Yamhill Co.Or. Feb. 24, 1893 Regular

#### Premises

Beginning at the South East corner of the D.D.Deskins D.L.C; Running thence West along South boundary line of said D.L.C. 13.67 chains; thence thence East by North along the center of said Dayton & Portland road North 39 links to center of Dayton and Portland Road to within 6 rods of the East line of the above said D.L.C.; thence South by East at right angles with said Road to the East line of said D.L.C.; thence South to the place of beginning, containing 34 acres.

#### CITY TAX DEED

F.C. Mills, Marshal and ex-officio Tax Collector of the City of Newberg, Oregon

To

S.M. Calkins

Dated December 9, 1893 Recorded Jan.4. 1894 Book 30 Deeds, page 97 Consideration \$6.70 Signatures are sealed

Mames of Witnesses: A.M. Hoskins

Acknowledged before: Frank H. Howard, City Recorder Newberg, Oregon Dec. 30, 1893

#### Premises

Deed recites, that the hereinafter described premises was assessed by the assessor of the City of Newberg, Oregon on May 2, 1893, to Elizabeth Wright and the taxes thereon levied by the Common Council of said City at its meeting held May 15, 1893, And after due proceedings said Tax on said real property was returned unpaid and the Treasurer of said City was unable to collect the same without sale of said real property and thereafter a Warrant was issued and attached to said assessment by order of the Common Council of said "ity directed and delivered to the Marshal aforesaid commanding him to collect said delinquent tax by levy and sale of the property hereinafter described, if sufficient personal property could not be found. That the hereinafter described real property was by said Marshal on Dec. 9, 1893 in front of the City Council Room door in the said City in accordance with law after due notice offered for sale at public auction at which said Auction S.M. Calkins was the bidder who was willing to take the smallest portion or interest in said real property and pay the tax costs and charges due thereon, which amount to \$6.00; that said least or smallest portion is the tract hereinafter described, which was struck off to said S.M. Calkins who paid the amount of said taxes, costs and charges and became the purchaser of said land.

Therefore in consideration of the sum of \$6.70 etc. do grant, bargain

sell and convey and confirm the following described real property, to-wit:

Beginning at the South East corner of the D. D. Deskins D. L.C; running
thence "est along the South boundary of said D. L.C. 13.67 chains; thence
North 39 links to center of Dayton and Portland Road; thence East by North
along the center of said Dayton and Portland Road to within 6 rods of the East line of said D:L.C.; thence South to the place of beginning containing 3f acres.

#### MORTGAGE

J.M.Wright and E.A.Wright, his wife

To

E.J. Snelling

Dated May 10, 1895

Recorded May 11, 1895

Book 22 Mtgs., page 290

Consideration \$500.00

Signatures are sealed

Names of Witnesses; C.V.Allen and J.K.Wright

Acknowledged before; J.K. Wright, N.P. for Oregon May 10, 1895 Regular

#### Premises

A part of Section 20, T.3.S.R.2.W. and described as follows: Beginning at the center of the Dayton and Fortland Road 6.11 chains North of the South East corner of the D.L.C. of D.D.Deskins; thence North 65° West 2.50 chains; thence South 3.45 chains; thence South 65° West 2.50 chains; thence North 3.45 chains to place of beginning, containing 139/160 acres.

Also beginning at the South East corner of the D.D.Deskins D.L.C.; running thence West along South boundary of said D.L.C. 7 chains; thence N. 2.50 chains to center of Dayton and Portland Road; thence East by North along the center of said Dayton and Portland road to the East line of the D.D.Deskins D.L.C; thence South 6.11 chains to the place of beginning, containing 3.30 acres, more or less.

(For Release of this Mortgage, see Vo.24, page 27)

## SATISFACTION OF MORTGAGE

Mrs. E. J. Snelling

To

J.M. Wright

Dated July 22, 1897

Recorded July 30, 1897

Book 24 M+gs., page 27

Consideration

Signature is sealed

Names of Witnesses; Mrs. D.A.Smith and J.K. Wright

Acknowledged before; J.K.Wright, N.P.Yamhill Co.Or. July 22, 1897 Regular

#### Premises

KNOW ALL MEN BY THESE PRESENTS, That 1, Mrs E.J. Snelling do hereby certify and declare that a certain Mortgage bearing date the 10th day of party of the first part therein to Mrs. E.J. Snelling, party of the May, 1895, and executed by J.M. Wright and E.A. Wright second part therein, and recorded in the office of the County Recorder of Yamhill County, State of Tregon in Book 22 of Mtgs., on page 290 on the 11th day of May A.D. 1895, together with the debt thereby secured is fully paid, satisfied and discharged.

#### MORTGAGE

Elizabeth A. Wright and J.M. Wright, her husband

To

George B. Seely

Dated July 29, 1897
Recorded July 30, 1897
Book 24 Mtgs., page 28
Consideration \$500.00
Signatures are sealed

Names of Witnesses; W.R. Carter and L.F. Hall

Acknowledged before; L.F. Hall, N.P. Yamhill Co.Or. July 29, 1897 Regular

#### Premises

Beginning at the South East corner of the D.L.C. of D.D.Deskins in T.3.S.R.2 W. in Yamhill County, Oregon, and running thence West along the South boundary line of the said D.L.C. of D.D.Deskins 7 chains to East side of Church Street in the Town of Newberg, in said County and State; thence North 2.50 chains to center of Portland and Dayton road; thence East by North along center of said Wagon Road to the East line of said Deskins D.L.C.; thence South along said East line 6.11 chains to the place of beginning, and containing 3.30 acres of land, more or less.

(Also other lands not included in Caption hereto)

(For release of this Mortgage, see Vol 27, page 450)

#### SATISFACTION OF MORTGAGE

George B. Seely

To

Elizabeth A. Wright and J.M. Wright, her husband

Dated Aug. 10, 1901
Recorded Aug. 26, 1901
Book 27 Mtgs., page 450
Consideration \$
Signature is sealed

Names of Witnesses; R.B.Morback and J.C.Smock
Acknowledged before; J.C.Smock, N.P.Washington Co.Or. Aug.10, 1901 Reg

#### Premises

KNOW ALL MEN BY THESE PRESENTS, That George B. Seely of Wilsonville Clackamas County, Oregon do hereby certify and declare that a certain Mortgage bearing date the 29th day of July, 1897, made and executed by Elizabeth A. Wright and J.M.Wright, husband and wife, the parties of the first part therein to George B. Seely, party of the second part therein and recorded in the office of the "ecorder of conveyances of the County of Yamhill in Book 24 of Mortgages, on page 28 on the 30th day of July A.D. 1897, together with the debt thereby secured is fully paid, satisfied and discharged.

MARRIAGE CERTIFICATE

STATE OF OREGON )
SS
COUNTY OF YAMHILL)

this is to certify that the undersigned, a Minister of the Gospel by authority of a license bearing date the 12th day of March A.D. 1894, and issued by the County Clerk of the County of Yamhill did, on the 15th day of March A.D. 1894, at the house of Mrs. Deskins in the County and State aforesaid join in lawful wedlock Edith J. Deskins of Yamhill County, State of Oregon & I.E. Holt of Yamhill County, State of Oregon with their mutual assent, in the presence of James Jones and John Larkin as witnesses.

Witness my hand:

Mark Noble,

Newberg, Oregon

Recorded March 19, 1894, Book "E" Marriages, page 101.

## QUIT CLAIM DEED

With Charles and the World

Edith Jit Holtdand

I.E. Holt, her husband

To

.E.A. Wright

Dated July 18, 1897

Recorded July22, 1897

Book 35 Deeds, page 127

Consideration \$1.00

Signatures are sealed

Names of Witnesses; Zella Hadley and J.K.Wright

Acknowledged before; J.K.Wright, N.P. for Oregon July 17, 1897 Regular

#### Premises

Beginning at the South East corner of the D.D.Deskins D.L.C.; running thence West along South boundary line of said D.L.C. 13.67 chains; thence North 39 links to the center of the Dayton and Portland road to East line of the above said D.L.C.; thence South on said East line of the D.D.Deskins D.L.C. to place of beginning, containing 4 acres of land, more or less.

#### WARRANTY DEED

Elizabeth A. Wright and J.M.Wright, her husband

To

Albert O. Yates

Dated Jan.6, 1898

Recorded Feb. 23, 1898

Book 35 Deeds, page 317

Consideration \$50.00

Signatures are sealed

Names of Witnesses ; A.E. Weasner and J.K. Wright

Acknowledged before; J.K. Wright, N.P. for Oregon, Jan. 6, 1898 Regular

# Premises

All the following described preperty being a part of the D.D.Deskins D.L.C. and more particularly described as follows: - Beginning at a point on the South line of said D.D.Deskins D.L.C. and the North East corner of Church Street in Hobsons Addition to Newberg, Oregon; thence running West 60 feet to the land deeded by Elizabeth A. Wright and J.M.Wright to F.E. Hobson'; thence running North 160 feet to center of the Dayton and Fortland Wagon Road; thence running North by East along the center of said Wagon Road 60 feet to a point North of the beginning point; thence running South to place of beginning, all in Yamhill County, Oregon

#### WARRANTY DEED

Albert O. Yates (unmarried)

To

F.A. Lashier

Dated May 3, 1904

Recorded May 20, 1904

Book 45 Deeds, page 420

Consideration \$75.00

Signature is sealed

Names of Witnesses; Wallace Yates and August Paulus
Acknowledged before; Wallace Yates, N.P. for Oregon, May 3, 1904 Regular

#### Premises

All the following described property: - Being a part of the D.D.Deskins D.L.C. and more particularly described as follows: - Bdginning at a point on the South line of the said Deskins claim and the North East corner of Church Street in Hobson's Addition to Newberg, Oregon; running thence West 60 feet to the land deeded by Elizabeth A. Wright and J.M.Wright to F.E. Hobson; thence running North 160 feet to the center of Dayton and Portland Wagon Road; thence running North by East along the center of said Wagon Road 60 feet to a point North of the beginning point; thence running South to the place of beginning, all in Yamhill County, Oregon.

## CERTIFICATE TO ABSTRACT

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#### TAIES

For Year 1906 and all prior years paid in full For year 1907 not yet due.

Judgments and Other Lions

Judgment in Circuit Court against Albert O.Yates, favor The Canadian & American Mortgage Co., for \$824.17 with interest at 8%; \$155.96 with Int. at 10%; Cost \$51.50; Attys Fees \$100; Docketed April 17,1899; Execution issued April 28,1899, and returned June 12,1899 satisfied in the sum of \$1094 by bid of plaintiff.

Suits Pending

-:None:-

## CHRTIFICATE

STATE OF GREGON

38.

County of Yamhill

I hereby certify that the foregoing Twenty two sheets ----

contain a full and correct abstract of all the conveyances. Mortgages Bonds for Deeds or other instruments of writing found en the record in the Office of the County Recorder and County Clerk, in and for said County which in any way appear to effect the title to the real property described in the caption of this abstract, and that I have carefully examined the record of said conveyances, and they appear from said record to be in regular form and properly executed, acknowledged, sealed and recorded, except as otherwise indicated by this abstract, that there are no taxes due and unpaid upon the lands described in said caption and that no tax deeds have been given thereon; that there are no judgments, suits pending or liens of any kind against any of the within named grantees which are liens on the lands described herein in any court of record in Yamhill County, except as noted in this abstract.

This abstract made at the request of F.A.Lashier --

Dated this 14th day of January

A.D. 190 8 at 4:30 P.M.

YAIHILL COUNTY ABSTRACT COMPANY

By M. Gibson Manager

Part of D. A. Deskins D. L. Claim No 54. being parts Secs. 17-18-19+20 Tp. 3 S.R. 2 W. Scale 200 ft = I inch. · N77°E 285'9" First St. Second D 24