

SURFACE WATER REGISTRATION CHECKLIST

(received after July 18, 1990)

CHECK BASIN MAP DWF NAME Umpqua # 16 UNADJUDICATED AREA ? OK DWF
RECEIPT # 94954 S W R NUMBER 115
CHECK ENCLOSURES DWF PRELIMINARY DATA BASE ENTRY DWF
ACKNOWLEDGEMENT LETTER DWF ENTER ON STREAM INDEX _____
CHECK QUADRANGLE MAP CAR CHECK GLO PLATS _____
myrtle Creek 10/9
WATERMASTER CHECKLIST _____ PUBLIC NOTICE PUBLICATION 204

FORM REVIEW

_____ blanks filled in
_____ signed
_____ date received stamped

MAP REVIEW

source and trib
 diversion point location
 conveyances (pipes, ditch, etc.)
 place of use
 scale
 township, range, section
 north arrow
 CWRE stamp
 disclaimer
_____ date survey was performed
 P.O.B. of survey
 dimensions and capacity of diversion system
 "beneficial use" type title
 "permanent-quality" paper

WATER RIGHT RECORD CHECK _____ FIELD INSPECTION _____
FINAL FILE REVIEW _____ FINAL DATA BASE ENTRY _____
ENTER ON PLAT CARDS _____

June 25, 1993

JAMES F GOSSON
580 SOUTH STATE STREET
SUTHERLIN OR 97479

re: **SWR-83 KINGERY**
SWR-91 SENSABAUGH
SWR-115 HELGESON

Dear Jim,

Thanks for your prompt attention to my mapping requests. The maps have been added to the appropriate files.

Sincerely,

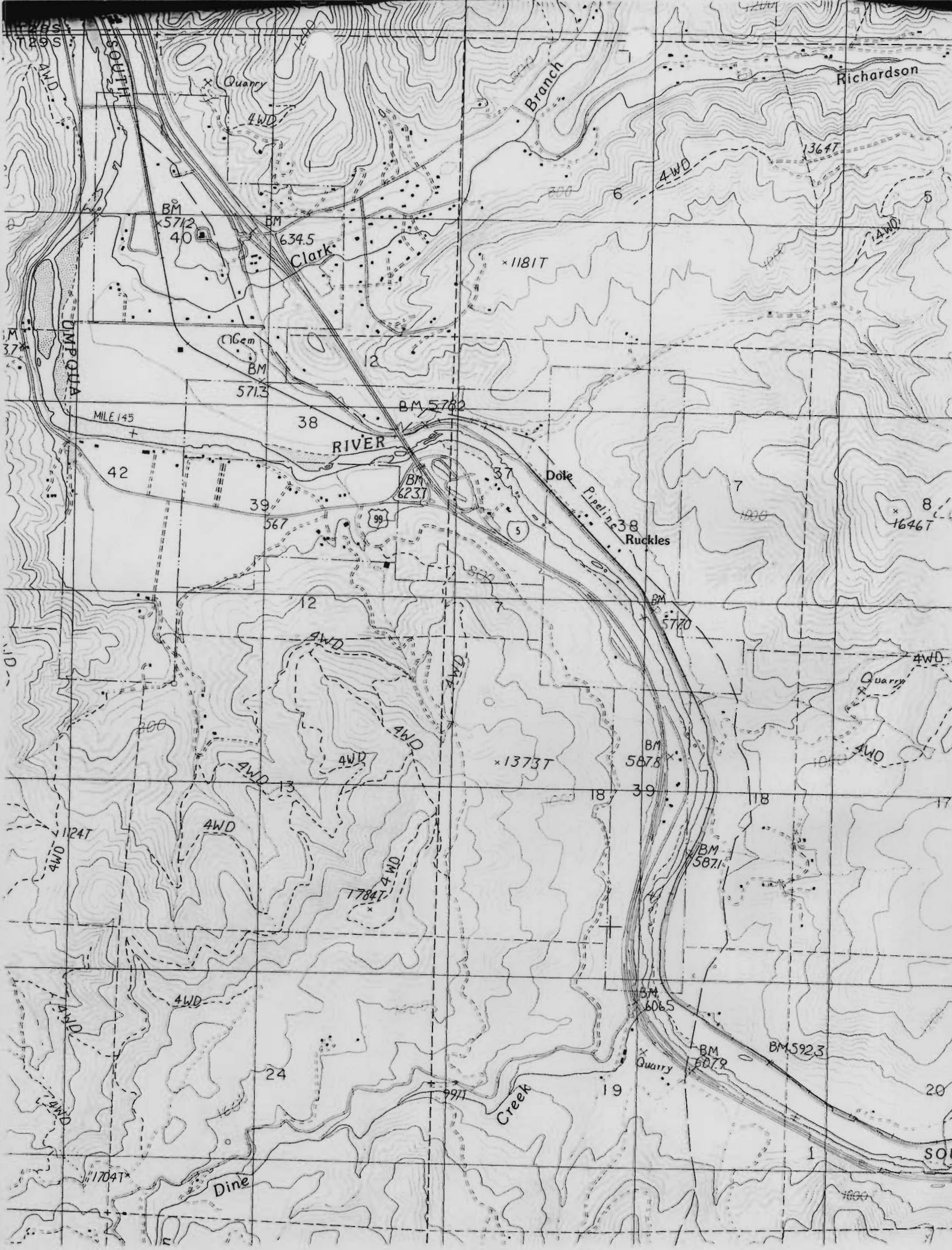


Don Knauer
Adjudication Specialist

J:\WASIC\0\SWR-0083-003
115.002



3850 Portland Rd NE
Salem, OR 97310
(503) 378-3739
FAX (503) 378-8130



SOUTH RIVER

Clark Branch

Richardson

Quarry

BM 5712
40

6345
Clark

1181T

1364T

BM 5713

BM 5760

MILE 145

RIVER

Dole Pipeline

Ruckles

42

39

38

99

5

8
1646T

12

BM 5770

124T

1373T

1784T

BM 5878

BM 5871

Quarry

4WD

24

991T

Creek

19

BM 6065

Quarry

BM 5923

BM 5878

SOU

1704T

Dine

1000

December 16, 1992

ALVIN H & JACQUELYN M HELGESON
15892 OLD HIGHWAY 99 SOUTH
MYRTLE CREEK OR 97457

RE: Surface Water Registration Statement

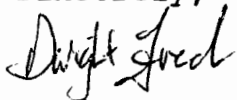
Dear Alvin and Jacquelyn Helgeson,

This will acknowledge that your Surface Water Registration Statement in the name of ALVIN H. or JACQUELYN M. HELGESON has been received by our office. The fees in the amount of \$430 have been received and our receipt #94954 is enclosed. Your registration statement has been numbered SWR-115.

Our office will review your form and map in the near future. If necessary we will schedule a meeting with you that will include a site inspection. If there are problems with your form we are usually able to take care of them during our visit. We will be able to answer any questions you might have about the adjudication process at that time.

Please feel free to contact this office if you have any questions.

Sincerely,



Dwight French
Adjudication Section

Enclosure



3850 Portland Rd NE
Salem, OR 97310
(503) 378-3739
FAX (503) 378-8130

115

STATE OF OREGON
WATER RESOURCES DEPARTMENT
 3850 PORTLAND ROAD NE
 SALEM, OR 97310
 378-8455/378-8130 (FAX)

RECEIPT # 94954

RECEIVED FROM: <u>Al Helgeson</u>	APPLICATION	
BY: _____	PERMIT	
	TRANSFER	
CASH: <input type="checkbox"/>	TOTAL REC'D \$ <u>430.00</u>	
CHECK: # <u>40</u> <input checked="" type="checkbox"/> <u>15-800</u> <input type="checkbox"/>	OTHER: (IDENTIFY) _____	

01-00-0 WRD MISC CASH ACCT

842.010	ADJUDICATIONS	\$ <u>430.00</u>
831.087	PUBLICATIONS/MAPS	\$
830.650	PARKING FEES Name/month _____	\$
_____	OTHER: (IDENTIFY) _____	\$

02-00-0 FEDERAL FUNDS

_____	OTHER: (IDENTIFY) _____	\$
-------	-------------------------	----

03-00-0 WRD OPERATING ACCT

MISCELLANEOUS:		
840.001	COPY FEES	\$
850.200	RESEARCH FEES	\$
880.109	MISC REVENUE: (IDENTIFY) _____	\$
520.000	OTHER (P-6): (IDENTIFY) _____	\$
WATER RIGHTS:		
842.001	SURFACE WATER	\$
842.003	GROUND WATER	\$
842.005	TRANSFER	\$
WELL CONSTRUCTION		
842.022	WELL DRILL CONSTRUCTOR	\$
842.016	WELL DRILL OPERATOR	\$
	LANDOWNER'S PERMIT	\$

06-00-0 WELL CONST START FEE

842.013	WELL CONST START FEE	\$	CARD # _____
	MONITORING WELLS	\$	CARD # _____

45-00-0 LOTTERY PROCEEDS

864.000	LOTTERY PROCEEDS	\$
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07-00-0 HYDRO ACTIVITY

	LIC NUMBER	
842.011	POWER LICENSE FEE(FW/WRD)	\$
842.115	HYDRO LICENSE FEE(FW/WRD)	\$
_____	HYDRO APPLICATION	\$

RECEIPT # 94954 DATED: 12/11/92 BY: C. Engel

Distribution—White Copy-Customer, Yellow Copy-Fiscal, Copy-Fiscal

JAMES F. GOSSON Consulting Engineer

580 South State Street
Sutherlin, Oregon 97479

CIVIL ENGINEER
LAND SURVEYOR
WATER RIGHTS EXAMINER

(503) 459-2243

June 22, 1993

RECEIVED

JUN 25 1993

WATER RESOURCES DEPT.
SALEM, OREGON

Oregon Water Resources Department
3850 Portland Road, N.E.
Salem, Oregon 97310

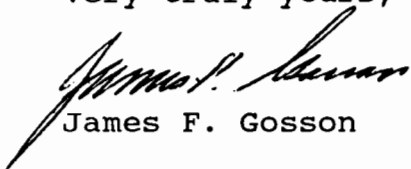
Attention: Don Knauer

Re: SWR-83 (Kingery)
SWR-91 (Sensabaugh)
SWR (Helgeson, Map 1 of 2)

Dear Don,

Enclosed are the maps described above.

Very truly yours,


James F. Gosson

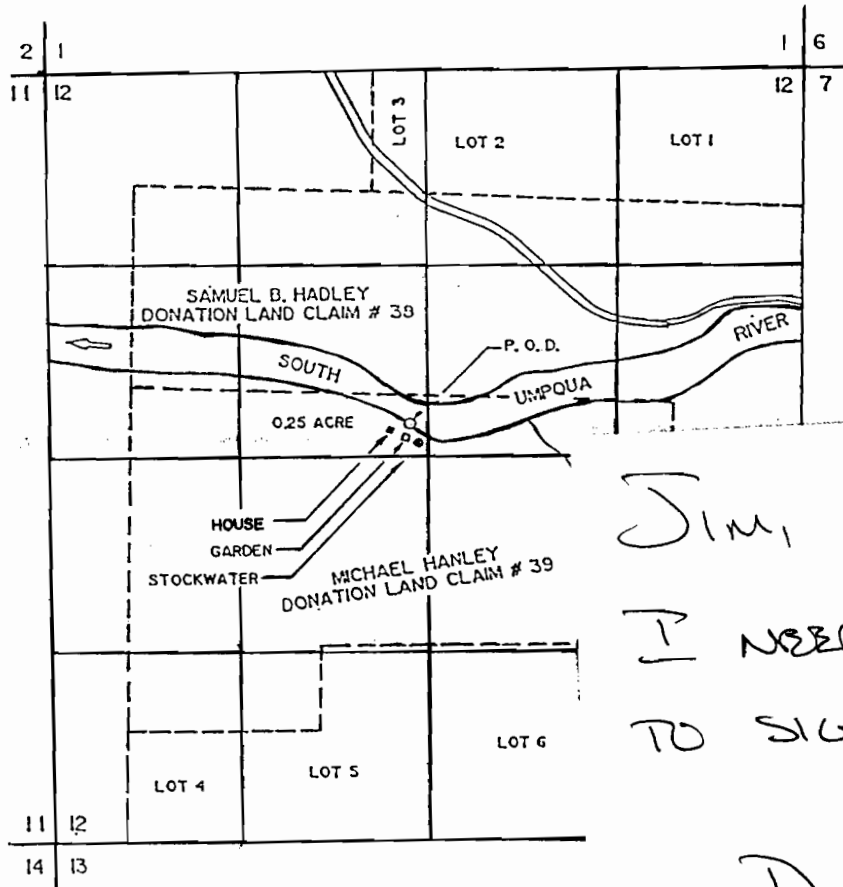
Enclosures

JFG/p

REGISTRATION STATEMENT MAP

IN THE NAME OF ALVIN H. OR JACQUELYN M. HELGESON
SECTION 12, TOWNSHIP 29 SOUTH, RANGE 6 WEST, W.M.

MAP 1 OF 2
MAY 1, 1852 TO JUNE 1, 1890



1 INCH = 1320 FEET

6-15-93

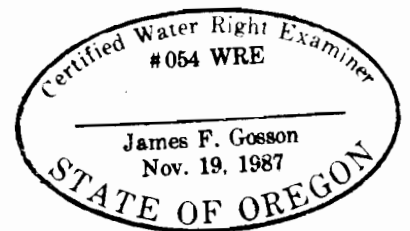
Jim,

I NEED YOU
TO SIGN THIS.

Don

THE POINT OF DIVERSION (HANLEY SPRING) IS LOCATED 2880 FEET NORTH AND 2720 FEET WEST FROM THE SOUTHEAST CORNER OF SECTION 12, BEING WITHIN THE SE 1/4 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 29 SOUTH, RANGE 6 WEST, W.M., DOUGLAS COUNTY.

THE PURPOSE OF THIS MAP IS TO IDENTIFY THE LOCATION OF THE WATER RIGHT. IT IS NOT INTENDED TO PROVIDE INFORMATION RELATIVE TO THE LOCATION OF PROPERTY OWNERSHIP BOUNDARY LINES.



REGISTRATION STATEMENT
IN THE NAME OF ALVIN H. OR JACQUELYN M. HELGESON
SECTION 12, TOWNSHIP 29 SOUTH, RANGE 6 WEST, W.M.

CAPACITY OF THE DELIVERY SYSTEM
FROM HANLEY SPRING

Pump: 1/2 hp Meyers Submersible
Pipe: 3/4" x 300'
H Elev: 15'
H Pressure: 40 psi (assumed)
H Friction: 15'/100' (estimated)

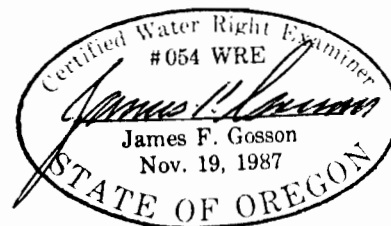
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DEC 16 1992

WATER RESOURCES DEPT.
SALEM, OREGON

$$Q_{pump} = \frac{ExHP}{H_{total}} = \frac{(7.04)(0.5)}{15 + (2.31)(40) + (3)(15)} = \frac{(7.04)(0.5)}{152.4}$$

$$Q_{pump} = 0.023 \text{ cfs}, > 0.013 \text{ cfs}, \text{ o.k.}$$



RECEIVED

DEC 16 1992

REGISTRATION STATEMENT
IN THE NAME OF ALVIN H. OR JACQUELYN M. HELGESON

WATER RESOURCES DEPT.
SALEM, OREGON

DESCRIPTION OF THE DELIVERY SYSTEM
FROM HANLEY SPRING

The water from the spring flows into a 950 gallon rectangular concrete gathering tank located immediately adjacent to the spring. The dimensions of the tank are 3.0 feet wide by 11.25 feet long by 3.83 feet deep.

A 1/2 horsepower submersible pump delivers water through a 3/4" x 300' poly pipeline to the house, a shop building and the irrigated area around the house by way of several hose bibs.

A 3/4" x 100' poly pipeline connects to the pipeline and delivers water to a 180 gallon rectangular concrete stock tank. The dimensions of the tank are 2.0 feet wide by 6.0 feet long by 2.0 feet deep.

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WATER RESOURCES DEPT.
SALEM, OREGON

REGISTRATION STATEMENT
IN THE NAME OF ALVIN H. OR JACQUELYN M. HELGESON
SECTION 12, TOWNSHIP 29 SOUTH, RANGE 6 WEST, W.M.

CAPACITY OF THE DELIVERY SYSTEM
FROM THE SOUTH UMPQUA RIVER

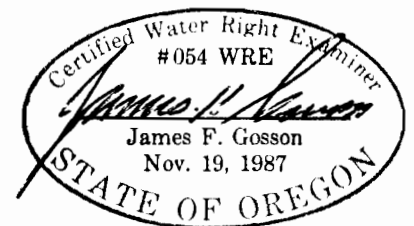
Pump: "Sta-Rite" 3 hp submersible
Model: MP4H2-3 (motor)
Serial: D72
Code: 1J82X
Model: 40P4H029-12 (pump)
2" discharge
230 volt
H elevation: 30 feet
H pressure: 50 psi (assumed)
H friction: 3'/100' (estimated)
Pipeline: 3" x 400'±
Sprinklers: Rainbird #30 w/5/32" & 11/64" nozzles

$$Q_{pump} = \frac{ExHP}{H_{total}} = \frac{(7.04)(3)}{30 + (2.31)(50) + (3)(4)} = \frac{(7.04)(3)}{157.5}$$

$$Q_{pump} = 0.134, > 0.069, o.k.$$

Assume a set = 8 sprinklers

$$Q_{nozzle} = (8)(5.15 + 6.19)(80\%) = 72.6 \text{ gpm}, = 0.162, > 0.069, o.k.$$



RECEIVED

DEC 10 1992

REGISTRATION STATEMENT
IN THE NAME OF ALVIN H. OR JACQUELYN M. HELGEBSON IN RESOURCES DEPT.
SALEM, OREGON

DESCRIPTION OF THE DELIVERY SYSTEM
FROM THE SOUTH UMPQUA RIVER

A 3 horsepower submersible electric pump/motor delivers water via a 3" aluminum mainline and either 3" or 2" aluminum laterals to Model 30 Rainbird sprinklers, or equivalent.

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DEC 10 1992

NARRATIVE ACCOUNT OF WATER USE ON THE HELGESON FARM,
A PART OF THE MICHAEL HANLEY DONATION LAND CLAIM #39

WATER RESOURCES DEPT.
SALEM, OREGON

The land that we presently own (Helgeson Farm) was originally part of the Michael Hanley Donation Land Claim #39. We will attempt to give a concise and succinct history of the water usage on the property as we understand it to have been. We will also state how we obtained this knowledge, as much of it equates to oral history, and virtually all the original participants are now deceased.

We have attached abstract copies showing the changes of ownership of the property to show the chronological history. We will also list here (chronologically) the names of the various owners and the dates they owned the property.

Michael Hanley (wife: Martha Burnett Hanley)	1852-1866
Bernard Pitzer Smith (wife: Susan Dickerson Smith)	1866-1889
George H. Pitts (first wife: Sarah, second wife: Jean Burnett Pitts)	1889-1911
J. H. Booth (wife: Catherine)	1911-1943
Alvin H. Helgeson, Sr. (wife: Edna E.)	1943-1981
Arnold M. Helgeson (wife: Mildred)	1943-1981
Alvin H. Helgeson, Jr. (wife: Jacquelyn N.)	1981-present

Much of the information was gained from conversations with Mrs. Jean Burnett Pitts-Sutherland, widow of George H. Pitts. She had come here as a 19 year old bride in 1904. She became acquainted with the parents of Alvin Helgeson, Jr. around 1946 and they would

visit her at her house in Roseburg. Alvin Helgeson, Jr. was present during some of these visits, circa 1946-48, but most of the information was provided by his mother. Mrs. Pitts-Sutherland died January 13, 1950.

Mr. Ora Ronk was caretaker on the farm from about 1911 to 1923. His son, Keath Ronk (born 1916) has personal memories of the farm, but also remembers his parents describing various aspects of the farm operations relating to water use.

Mr. Gordon Burnett (born 1907) also contributed much information relative to the farm operation relating to water use.

Michael Hanley filed on the Donation Land Claim in 1852 and immediately began using water for stockwater, domestic use for one family, and the irrigation of approximately 1/4 acre. The source of water was a spring that surfaced on the south bank of the South Umpqua River almost directly north of the existing house. It is known locally as Hanley Spring. The water emanates from the ground approximately 15 feet below the level of the fields above it and runs directly into the South Umpqua River approximately 15 feet below. Water was initially hand-carried in buckets.

When water began to be used from the South Umpqua River for additional irrigated acreage, water was diverted from both sources by various mechanical pumps over the 35 year period from 1890 to

1925 when commercial electrical power was brought into the area. It is not known how long water was hand-carried from Hanley Spring, however it is known that a manually-operated piston pump was used as well as a hydraulic ram. The delivery system evolved to a pipeline system incorporating these devices, and water was pumped to an elevated wooden storage tank, then by gravity pipeline to the places of use.

It is known that the water tower and the hydraulic ram were in use until circa 1923. This was substantiated by Mr. Keath Ronk who remembers both the water tower and the ram very well, as his father, Ora Ronk, (the caretaker) kept the ram in repair. He particularly remembers his father having to replace the leather washers that the ram used.

J. H. Booth replaced the original water tower in 1923 and put up a new one on the riverbank immediately above the spring. This was filled by a gasoline pump in a pumphouse under the tower and was still the source of water for the house when Mr. and Mrs. Alvin H. Helgeson and family moved there in 1943. Alvin H. Helgeson, Jr. remembers the pumphouse and the pump. The one that was in use in 1943 was electric.

The water tower was replaced in about 1953 when water was delivered directly to the place of use using an electric motor with pump. Water is presently being delivered using an electrical submersible

pump located in a concrete gathering tank, with 3/4" buried pipelines to the house, stock tank, and garden area.

It is believed that the first diversion of water from the South Umpqua River was by hydraulic ram. Other mechanical devices were utilized as technology made them available. An example of this was a steam-driven tractor connected to a pump at the river.

The use of the steam tractor is something Alvin H. Helgeson, Sr. had mentioned and evidently was something that Jean Burnett Pitts-Sutherland told him.

Mr. Gordon Burnett recalls picking prunes (plums) here in 1918 and that there was flood irrigation from pipelines at that time. He also recalls that in 1918 they were using a gasoline tractor to pump water, and remembers the comments about it being expensive to operate. In 1925, the change was made from gasoline driven pumps to electrically powered ones, and that practice has continued to this day. In 1930, J. J. Booth received a Certificate of Water Right (copy attached) with a priority date of August 20, 1926.

Alvin H. Helgeson, Jr. remembers that flood irrigation from pipelines was used to bring the water to the fruit trees in 1943.

The acreage was irrigated every year from 1946 to 1987. The Helgeson family raised some produce in the late forties, including

broccoli and watermelon, and raised hay and alfalfa every year. After 1948, Alvin H. Helgeson, Sr. ran a commercial dairy full time and irrigated constantly from late April or early May until the rains began in the fall to maintain pasture for 125 to 200 head of dairy cattle. Initially watering was done on both sides of the highway, but after 1953, all the land across the highway (south side) was sold, and as more land was sold, watering was gradually reduced to about 38 acres by 1968 (of the original 2700 acres), and to approximately 12 acres by 1981. Seven of the 12 acres were maintained as pasture both for cattle and later horses after eliminating the dairy business in 1973.

The remaining pasture land was put under irrigation every year from 1973 to 1987 and then again was put under irrigation in 1991.

Our claim for pre-1909 water rights is for 0.082 cfs, being 0.013 cfs from Hanley Spring, being 0.003 cfs for the irrigation of 0.25 acre, 0.005 cfs for stockwater and 0.005 cfs for domestic use for one family, with a claimed priority date of May 1, 1852, and being 0.069 cfs from the South Umpqua River for 5.5 acres of irrigation with a claimed priority date of June 1, 1890.

The season of use is year-round for domestic and stockwater, and from April 1 through October 31 for irrigation.

The duty of water claimed for irrigation is 2.5 acre feet per acre

per irrigation season.

Alvin H. Helgeson
Alvin H. Helgeson

December 9, 1992
Date

Jacquelyn M. Helgeson
Jacquelyn M. Helgeson

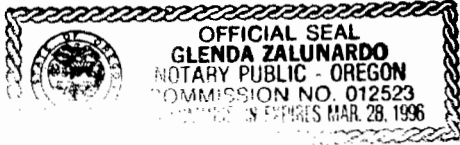
December 9, 1992
Date

INDIVIDUAL ACKNOWLEDGMENT

NO. 201

State of Oregon
County of Douglas } SS.

On this the 9th day of December 1992, before me,
Glenda Zalunardo



the undersigned Notary Public, personally appeared
Helgeson Alvin
Jacquelyn M. Helgeson and Alvin H. Helgeson, Jr.

- personally known to me
- proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) they subscribed to the within instrument, and acknowledged that they executed it.

WITNESS my hand and official seal.

Glenda Zalunardo
Notary's Signature Exp. 3-28-96

ATTENTION NOTARY: Although the information requested below is **OPTIONAL**, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT:

Title or Type of Document Narrative Account of Water Use
Number of Pages Six Date of Document 12-9-92
Signer(s) Other Than Named Above none

RECEIVED

DEC 10 1892

WATER RESOURCES DEPT.
SALEM, OREGON

UNITED STATES OF AMERICA,)	United States Patent.
To)	Dated August 8th, 1866.
)	Recorded August 7th, 1896.
Michael Hanley,)	In Book 34 of Deeds, page 481-3
)	Seal of the G. L. O. affixed.
Grantee)	Certificate No. 970.

Issued by authority of the Act of Congress of September 27th, 1850, and the acts supplementary thereto.

Executed by the President, Andrew Johnson

By the Secretary, Edw. D. Hiell,

By I. N. Granger,

Recorder of the General Land Office.

Recorded Vol. 7, page 157.

Description.

The claim of Michael Hanley of Douglas County, Oregon, Notification No. 143, has been established to a donation of one quarter section or one hundred and sixty acres of land, and that the same has been surveyed and designated as Claim number thirty nine, being part of Section twelve in Township twenty nine, South of Range six West, according to the Official Plat of Survey returned to the General Land Office by the Surveyor General, being bounded and described as follows, to-wit: Beginning at a point seven chains and sixty nine links East, and thirteen chains and fifty eight links North from the corner to sections eleven, twelve, thirteen, and fourteen in Township twenty nine South of Range six West, and running thence East twenty chains and thirty three links; thence North nine chains; thence East thirty six chains and eighty six links; thence North twenty five chains; thence West fifty six chains and eighty six links and thence South thirty three chains and sixty eight links to the place of beginning in the district of lands subject to sale at Roseburg, Oregon, containing one hundred and sixty acres, the same having been paid for in cash.

Now Know ye, that the United States of America, in consideration of the premises, and in conformity with the provisions of the Act aforesaid, have given and granted, and by these presents do give and grant unto the said Michael Hanley and to his heirs the tract of land above described.

From the Office of
THE COMMERCIAL ABSTRACT COMPANY
Roseburg, Oregon

FEB 25

M. Hanley (Written in body of deed and in acknowledgment as Michael Hanley), and M. M. Hanley, his wife, (Written in body of deed as Martha M. Hanley, in acknowledgment as Martha M. his wife),

Grantor

To

Bernard P. Smith,

Grantee

Character of Instrument,
Warranty Deed

Dated 1st, 1866.

Recorded Mar. 9th, 1866.

In Book 3 of Deeds, page 309-10

Consideration, \$2000.00

Signatures are sealed.

Witnessed by Valentino Hay
John Riley.

\$2.00 Int. Rev.

Acknowledged on Mar. 1st, 1866, before S. F. Chadwick, Notary Public for Oregon (Seal)

Granting words, Grant, bargain, sell, alien, remise, release, convey and confirm.

Covenant, Usual. (See below)

Description and Remarks:

All the Donation Land Claim of the parties of the first part, lying and being in Douglas County, State of Oregon, known as Claim No. 39, in Section 12, Township 29 South of Range 6 West, described as follows: Beginning at a point 7.69 chs. East and 13.58 chs. North from the corner to Section 11, 12, 13 & 14, Township 29 South, Range 6 West; thence North 33.68 chs.; thence East 56.82 chs., thence South 25.00 chs., thence West 36.86 chs., thence South 9.00 chs., thence West 20.33 chs. to the place of beginning, the same containing One hundred and sixty acres, more or less.

. . . And the reversion & 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 parties of the first part, of, in or to the above described premises, and every part and parcel thereof, with the appurtenances.

And the said parties of the first part, and their heirs, the said premises in the quiet and peaceable possession of the said party of the second part, and his heirs and assigns, against the said parties of the first part, their heirs and against all and every person and persons whomsoever, lawfully claiming or to claim the same.

B. P. Smith,

Grantor

To

Susan Smith, wife of the said
B. P. Smith,

Grantee

Character of Instrument,
Deed.

Dated November 2d, 1878.

Recorded November 25, 1878

In Book 10 of Deeds, page 349-51

Consideration, the love and affection
which he bears toward his wife
Signatures are sealed.

Witnessed by B. Hermann
W. Hall

Acknowledged on November 2nd, 1878, before Binger Herman, Notary
Public (Seal)

Granting words, Give, grant and convey.

Covenant,

Description and Remarks:

(All that certain property situate in Douglas County in the State of Oregon, described as follows: The Donation land claim of John S. Burnett and Lydia S. Burnett, his wife, known on the maps and plats of the United States surveys as Claim No. forty two, being parts of Sections, One, two, Eleven, Twelve, Thirteen and fourteen in Township Twenty nine South of Range Six West, and beginning at a point 12 chains 83 links South and 7 chains and 63 links East from the N. W. corner of said Section 13, and running thence N. 81 chs., thence E. 25 chs. and 9 links, thence N. 14 chs., thence W. 55 chs. and 30 links; thence S. 95 chs. and thence East 30 chains and 21 links to the place of beginning and containing 322 acres and twelve hundredths of an acre.) (Also that tract of land known on the United States Surveys, maps and records as the Michael Hanley Donation Claim No. 39 and being parts of Section 12 in Township 29 S. R. 6 West in said Douglas County, Oregon, more particularly described as follows: Beginning at a point 7 chains and 69 links E. and 13 chs. and 58 links N. from the corner to Secs. 11, 12, 13 and 14 in Township 29 S. of R. 6 West; running thence E. 20 chs. and 33 links; thence N. 9 chs., thence E. 36 chs. and 86 links; thence N. 25 chs., thence West 56 chs. and 86 links and thence S. 33 chs., and 68 links to place of beginning, containing one hundred and sixty acres) and also all that tract in said County and State conveyed by William Slocum and wife to the party of the first part herein, described as follows: All of the part of Donation Land Claim No. 37, Township 29 S. R. 6 West, and all that part of Claim No. 38, Town.

29 S. R. 6 West, being West of the South Umpqua River and beginning at a point 14 18/100 chs. South and 25 75/100 chs. East of the N. E. corner of Section No. 12 in Town. 29 S. R. 6 West; thence S. 50 70/100 chs; thence West 39 21/100 chs; thence N. 20 09/100 chs; thence E. 95 57/100 chs. to place of beginning, containing 320 acres more or less, and that portion of the above described premises is hereby conveyed lying and being South of the said River. To have and to hold the same unto the said Susan Smith her heirs and assigns for her own sole and separate use, benefit and behoof forever.

From the Office of
THE COMMERCIAL ABSTRACT COMPANY
Roseburg, Oregon

FEB 78

LEGAL DESCRIPTION OF HELGESON PROPERTY

RECEIVED

Order No. 56039

Exhibit "A" continued . . .

DEC 16 1992

WATER RESOURCES DEPT
SALEM, OREGON

Also excepting therefrom the following described real property:
A parcel of land lying in Section 12, Township 29 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, more particularly described as follows:

Beginning at a 3/4 inch iron pipe from which the southwest corner of Section 12, Township 29 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, bears North 80° 16' West 1037.95 feet, South 7° 47' West 1746.0 feet and South 7° 44' West 672.8 feet; thence South 80° 19' East, along the north line of Old Highway 99, 225.0 feet to a 5/8 inch iron rod; thence North 9° 50' 30" East 862.03 feet to a 5/8 inch iron rod; and North 9° 50' 30" East 138.0 feet to the centerline of the South Umpqua River; thence along said centerline, North 80° 35' West 225.0 feet; thence South 9° 50' 30" West 138.0 feet to a 5/8 inch iron rod and South 9° 50' 30" West 862.03 feet to the place of beginning.

Also excepting therefrom the following described real property:
A parcel of land lying in Section 12, Township 29 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, and being more particularly described as follows:

Beginning at a 3/4 inch iron pipe on the northerly right of way line of the Old Pacific Highway, from which the southwest corner of the above said Section 12, bears North 80° 16' West 1262.95 feet, South 7° 47' West 1746.0 feet and South 7° 44' West 672.8 feet; thence North 9° 50' 30" East 862.03 feet to a 5/8 inch iron rod and continuing North 9° 50' 30" East 138.00 feet to the center of the South Umpqua River; thence upstream, along the centerline of said river, South 80° 35' East 173.75 feet, South 78° 45' East 371.95 feet and South 45° 13' East 184.91 feet; thence South 30° 02' West 118.26 feet to a 5/8 inch iron rod and continuing South 30° 02' West 149.30 feet to a 5/8 inch iron rod; thence South 62° 58' East 80.78 feet to a 5/8 inch iron rod; thence South 33° 54' West 661.74 feet to a 5/8 inch iron pipe on the above said northerly right of way line; thence along said northerly right of way line, along the arc of a 1356.41 foot radius curve to the right (the long chord of which bears North 83° 13' West 137.25 feet) a distance of 137.31 feet and North 80° 19' West 275.15 feet to the point of beginning.

EXHIBIT "A"

Beginning at a 1 inch by 36 inch iron pipe on the northerly right of way of Old Highway No. 99, from which point the corner to Sections 11, 12, 13 and 14, Township 29 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, bears North 80° 16' West 805.35 feet and South 7° 47' West 1746.0 feet, South 7° 44' West 672.8 feet; thence along the northerly right of way of said Old Highway No. 99, South 80° 19' East 732.75 feet to the P.T. of a 4° curve to the left; thence along the northerly right of way of said Old Highway No. 99 on the said 4° curve to the left, the central angle of which is 18° 12', the long chord of which bears South 89° 25' East 454.73 feet to the P.C. of said 4° curve; thence North 81° 09' East 760.9 feet along the said northerly right of way of the Old Highway No. 99 to a 1/2 inch by 30 inch iron rod that marks the southwest corner of the William Dietrick property; thence along the west boundary of said William Dietrick property, North 28° 45' East 119.17 feet to a 1/2 inch by 30 inch iron rod; thence North 2° 59' 42" West 72.87 feet to a 1/2 inch by 30 inch iron rod; thence North 7° 21' West 150.05 feet to a 1 inch by 24 inch iron pipe; thence North 1° 39' 30" West 93.15 feet to the centerline of the South Umpqua River; thence downstream, along the centerline of said South Umpqua River as follows: South 69° 25' West 230.75 feet, North 76° 34' West 169.76 feet, North 42° 08' West 288.72 feet, North 45° 13' West 323.85 feet, North 78° 45' West 371.95 feet, and North 80° 35' West 631.35 feet to a point; thence leaving the centerline of said river and running South 9° 39' 30" West 998.95 feet, along the east property line of the E. S. Woodford property to the place of beginning.

Excepting therefrom the following described real property: Beginning at a 3/4 inch iron pipe from which the southwest corner of Section 12, Township 29 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, bears North 80° 16' West 805.35 feet, South 7° 47' West 1746.0 feet and South 7° 44' West 672.8 feet; thence South 80° 19' East, along the north line of Old Highway No. 99, 232.6 feet to a 5/8 inch iron rod; thence North 9° 50' 30" East 862.03 feet to a 5/8 inch iron rod and North 9° 50' 30" East 138.0 feet to the centerline of the South Umpqua River; thence along said centerline, North 80° 35' West 232.6 feet; thence along the west line of that parcel of land described in Volume 323, Page 302, and in Volume 332, Page 28, Deed Records of Douglas County, Oregon, South 9° 50' 30" West 132.73 feet to a 5/8 inch iron rod, South 9° 50' 30" West 64.8 feet to a 1/2 inch iron pipe, and South 9° 50' 30" West 801.42 feet to the place of beginning, the above described parcel is located in Section 12, Township 29 South, Range 6 West, Willamette Meridian, Douglas County, Oregon.

continued

C CONVERSATION WITH
MR. KEATH RONK

Re/Water usage
on the Hauley/Smith/
Pitts/Baeth/Helgeson
place. Douglas Co.

Re/Registration (Pre/1909)

claim of A.H. & L.M. Helgeson

RECEIVED

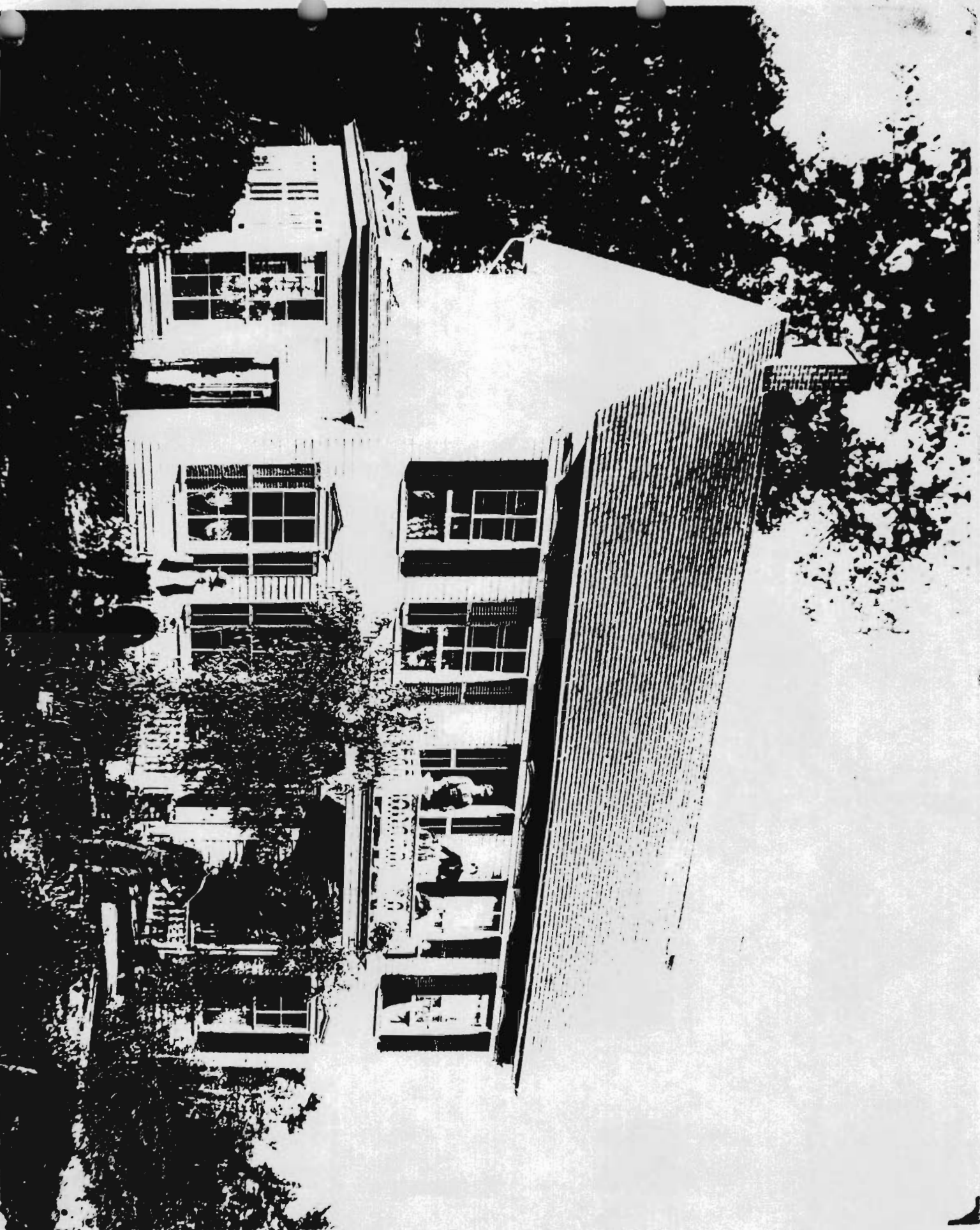
DEC 10 1992

WATER RESOURCES DEPT.
SALEM, OREGON

DOCUMENTS, PHOTOGRAPHS &
MATERIAL RELATIVE TO THE HISTORY
AND WATER USEAGE OF THE
HELGESON FARM.

RE/REGISTRATION CLAIM FOR PRE-
1909 WATER RIGHTS OF ALVIN H.
& JACQUELYN M. HELGESON.
" DOUGLAS COUNTY "

PHOTOGRAPH OF THE (PRESENT) HOUSE - CIRCA 1870-1872



A history of the Hanley/Smith/Pitts/Booth/
Helgeson historical site. From the August 1988
"Pioneer Days in the South Umpqua Valley."
(publication of the South Umpqua Historical
Society, Inc.) The house was entered in the
National Registry of Historic Places on August
This Old House . . . 25, 1988.

Michael Hanley dreamed of such a house in 1852; Bernard Pitzer Smith built it in 1875 or earlier; George H. Pitts planted 40 acres of prunes around it after 1889; Henry Booth made a show place out of it after 1911 and took out the prunes to plant alfalfa and grain; Edna and Alvin H. Helgeson and Alvin's brother Arnold added a dairy and a lumber mill in 1944; and now Edna and Mrs. and Mrs. Alvin Helgeson Jr., have succeeded in getting it nominated to the National Register of Historic Places.



Bernard Pitzer Smith house at Round Prairie taken before it was turned around. It is presumed the picture includes the Smith family.

Douglas County Museum Photo

Quoting from the history written for the nomination form by Julie Koler of Koler/Morrison Consultants, Portland:

"Among the early immigrants to the Umpqua region was Michael Hanley. Hanley came west by ship via the Isthmus of Panama in the spring of 1849. He prospected for gold on the Yuba and Feather rivers in California for several years before coming to Oregon in 1851. The following year

he took up a donation land claim near Round Prairie, north of Myrtle Creek. Hanley lived on his claim alone until his marriage in 1854 to Martha Burnett, daughter of John S. Burnett, who owned an adjoining donation land claim. The Hanleys did not stay on their claim long, moving to Jackson County and purchasing property outside of Jacksonville in 1857.

"Deed records indicate Hanley sold his Round Prairie property to B.P. Smith in 1866 for \$2,000.

"It is not known whether any of the existing buildings or ruins date to the Hanley occupation of the property. However, both the collapsed log house and blacksmith shop appear to be quite early and could conceivably be associated with Hanley. The main house appears to be of 1870s vintage; however, an earlier construction date cannot be definitely ruled out. Of particular interest is the fact that Hanley's house near Jacksonville, constructed in approximately 1872, is quite similar to the Smith house. It is possible that Smith was acquainted with the Hanley house—or vice versa—and constructed his own home in the same style."

Quoting from Terry Harbour's *Douglas County Cultural and Historical Resource Inventory*:

"The historical significance of this structure is derived from its direct association with Bernard Pitzer Smith and elements of the Classical Revival Style. The fine workmanship expressed in this house are the detail on the four windows on the south side, the portico with turned columns and the central door with bow transom and sidelights. The double parlor is divided by an elegant stairway."

The house originally faced north and the river, but was turned 180 degrees in 1923 after old Highway 99 was constructed. Originally a one-story solarium was attached to the west end of the house. The original brick chimneys were internal, but were constructed externally after the house was turned. The concrete foundation was constructed by George Burnett, a Round Prairie resident.

The house is in good condition and maintains a relatively high degree of physical integrity. The only major alterations are those mentioned above and the replacement of a portion of the rear wing of the building in 1958 and the addition of a small wing on the east elevation in 1986. Edna and Jacquelyn and Alvin Helgeson Jr., are in the process of restoring the building necessitated by a fire in 1986. It has been in use as a single-family residence since its construction.

Again quoting Julie Koler:

"Bernard Pitzer Smith was born in Virginia on November 4, 1823. The second oldest of ten children, Smith came west in 1853 with his parents and siblings at the urging of his older brother Robert, who had come to Oregon in 1843 with the Applegates. Bernard was captain of the Smith-Hall party, which traveled as part of a large group of immigrants which came to be known as the "Lost Wagon Train."

"In 1852, settlers in Linn, Lane and Benton counties scouted a 'cut off' from the Oregon Trail. Called the Elliott Cut-Off, it departed from the old trail near the present day town of Vale, Oregon, and proceeded westward over the dry eastern Oregon desert, then up and over the Cascade Mountains and into Lane County in the southern Willamette Valley. The wagon train of 1853, of which Smith was a member, apparently became lost on the new route, somewhere along the Middle Fork of the Willamette River. They were rescued, however, by a pack train which guided them safely into Eugene.

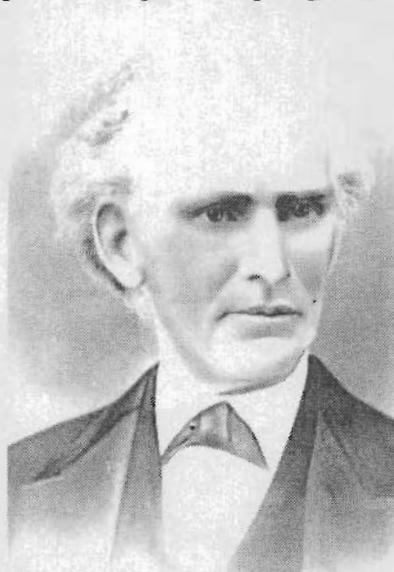
Smith married Susan Dickerson in Oakland, California, May 6, 1853. The Smiths appear in the 1860 census for Umpqua County (roughly the area of present-day Douglas County north of Winchester—consolidated with Douglas County in 1862). At that time, they had a four-year-old son named Henry who had been born in Oregon, indicating they had returned to Oregon shortly after their marriage. The 1870 census lists Henry and William as the Smith's children. By 1870, the Smiths were living in the Round Prairie area; however, it is unclear when they moved there.

Deed records indicate the property was purchased in 1866. It is possible they established residence on the site at that time, perhaps in the log house, the remains of which still exist, or in some other temporary dwelling.

From all accounts, Smith was a prosperous farmer and horse breeder, actively plying his trade until his accidental death at the hands of a runaway team of horses in 1882. By 1870, he had purchased over 990 acres of land adjoining the original Hanley donation land claim. Over the next ten years, he built a number of substantial buildings, including two very large barns,



Mrs. Michael Hanley
Douglas County Museum photo



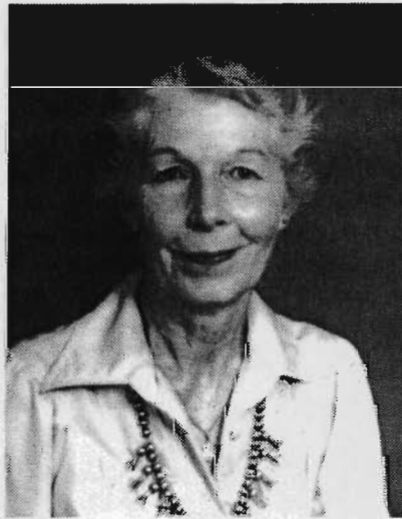
Michael Hanley
Douglas County Museum photo

one of which still stands across the road from the house. It is approximately 80' x 45' and has a low pitched gable roof covered with corrugated metal. The walls consist of 1" x 10" vertical boards. The hand-hewn post and beam structural system is joined by mortise and tenon, and drive-through doors are located on the sides of the building. A second such barn collapsed in the 1960s under a heavy snowpack.

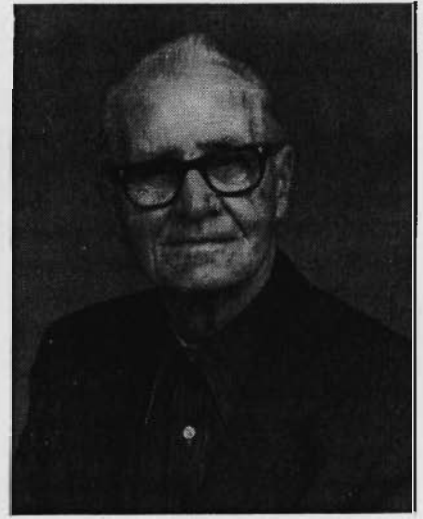
Second owner of the house was George H. Pitts, who held title to the property from approximately 1889 to 1911. He was born in New York and was of English descent. He leased the Smith property from Mrs. Smith in 1888, prior to purchasing it shortly afterward. In 1904, he married Jean Burnett. The 1910 census lists Pitts as a fruit grower, and he was apparently responsible for planting a large prune orchard which survived well into the 20th century, but which no longer exists.

According to Edna Helgeson, Henry Booth, a well-known Douglas County banker, and his partner Dexter Rice, an attorney, purchased the property in 1911. Under their ownership, it became one of the show places of southern Douglas County, and while they owned it they tore up the prune orchard and planted alfalfa and grain. Mrs. Booth told the Helgesons that the only year they made money on the prunes was 1929.

Jack Benny's "Rochester" had an option on the place when the Helgeson brothers became interested in it in 1942. When his option ran out, they bought it (2,700 acres) and planned to partially retire while being gentlemen farmers. Helgeson had been an attorney in Bismark, North Dakota, and had had interests in several farms there. His legal expertise was a big help to his new neighbors as they moved to their new home in 1943.



Edna Helgeson



Alvin Helgeson

Edna had grown up on farms in North Dakota, was educated to be a teacher, and taught several years in Prescott, Arizona, to escape North Dakota winters. She came home often enough, however, to keep up her friendships and eventually married Alvin, 11 years her senior. When they moved to Round Prairie in 1943, Alvin Jr. was three years old.

Wartime southern Douglas County needed some entrepreneurs of Helgeson's caliber. It wasn't long before he'd established his dairy, which continued until 1973, and set up a lumber mill. They had moved their household goods and heavy farm equipment in two emigrant train cars. Also, they had moved Edna's horse which, she says, didn't like Oregon—he was a prairie horse. She talks about riding to the top of the ridge above their home from which she could see Riddle.

They raised sheep and angora goats for wool—the angora's fleece was worth more than the sheep wool, and Edna conjectures that some of the Mt. Nebo goats just might be descended from their flock, which never could be completely rounded up. Hay and grain were big business, and they had crops south of the house, too, where the Duane Brooks, Richard Whites and Dr. Fletcher now live. They had several ranch hands to keep the operation going, as Alvin's brother sold out to him shortly after they'd settled in. In later years, they sold much of the attractive property for the beautiful homes that now grace the area. "We couldn't afford the taxes," Edna says.

And it wasn't long before Alvin was elected to the Myrtle Creek School Board at the same time Tom Ireland was superintendent. The schools were mushrooming and much was on half-time. Edna had planned to keep her school teaching abilities to herself, but, of course, she was drafted and subsequently taught in Myrtle Creek for 28 years.

Edna tells about her first summer on the ranch with a small boy to tend to and really being a "career gal"—but she had to clean separators and feed endless amounts of ranch hands. One day, a Mrs. Sutherlin, the former Jean Burnett Pitts, drove up in a chauffeur-driven limousine. She wanted to see the house and loved seeing that it was so much as she remembered it when she came there as a bride of 19.

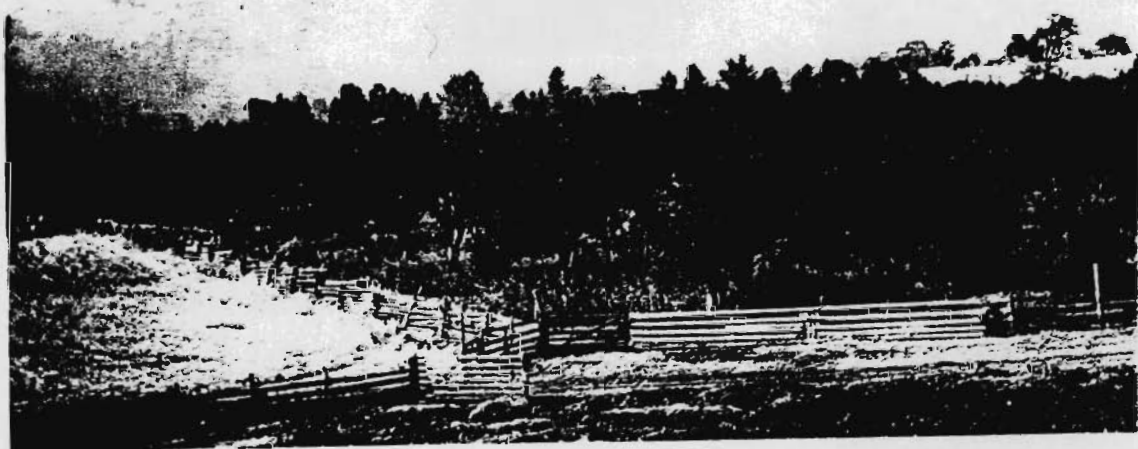
Alvin Sr. died in 1985 at the age of 89. Edna will be 81 this year (1988) and together with her son and daughter-in-law Alvin and Jacquelyn, hopes to continue to restore the stately old house and grounds. Edna now lives in one of the guest houses she and Alvin built in 1948, with Jacquelyn and Alvin and their children occupying the big house.

References: *National Register of Historic Places*
Nomination Form. By Julie Koler of
Koler/Morrison Consultants, Portland. Dec. 15, 1987
Douglas County Cultural and Historical Resource Inventory
By Terry Harbour, May 12, 1982
Interviews: Edna and Jacquelyn Helgeson, Feb. 29, 1988

Photograph of Mrs. Jean Burnett PITTS
(1885-1950) taken in 1904 when she first
came to the Pitts Ranch as a bride.
The Pitts Ranch is now the Helgeson place.



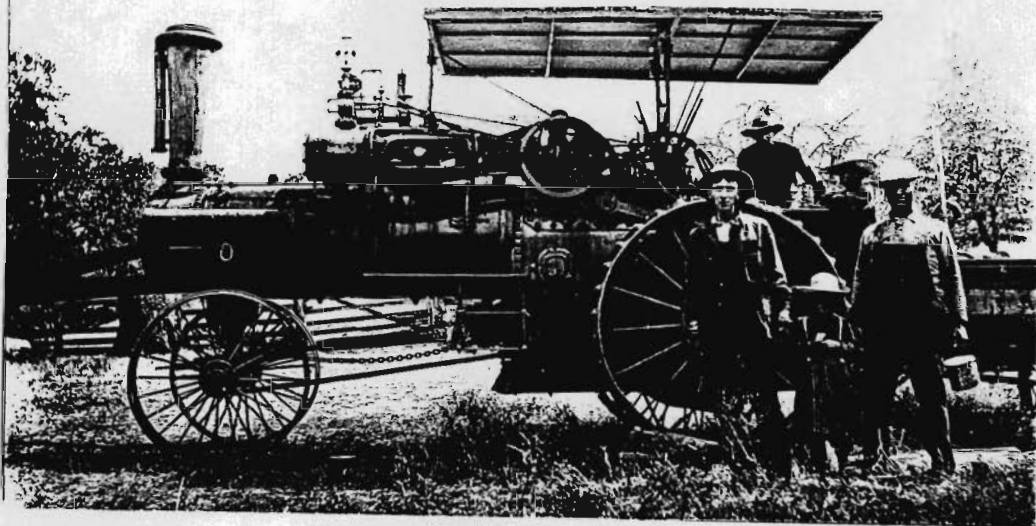
Photograph also taken
in 1904 showing part
of the prune (plum)
orchard that George H.
Pitts planted not long
after purchasing the
place from Susan and
William Smith (heirs
of B.P. Smith) in 1889.
Note that the trees
were fully grown at
that time. Mr. Pitts
was the first to begin
using the South Umpqua
River for any serious
irrigation purposes.



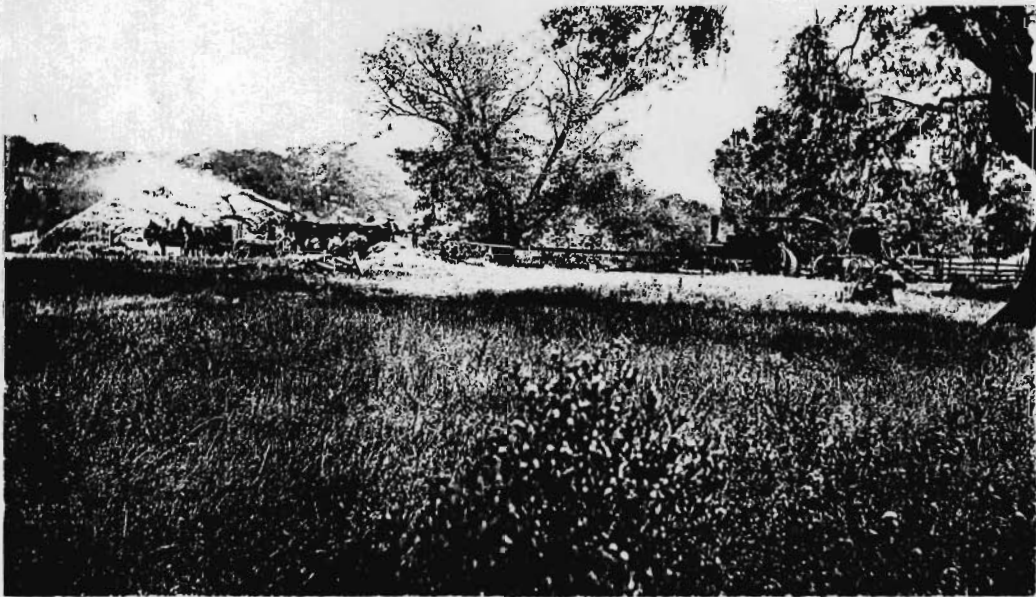
Another photograph of Jean Burnett Pitts taken in 1904. The picture was taken on the Pitts Ranch when she first came there as a bride. She married George H. Pitts on August 31, 1904 so the pictures were probably taken in September of 1904. Mrs. Pitts (later Mrs. Sutherland) gave these pictures to my mother, Edna E. Helgeson, in either 1946 or 1947.



Another picture taken at the same time as the picture above. This is a closeup of the steam tractor used, in this picture, to power some type of a threshing machine. This tractor was brought in across the river from what is now the Dole Road as at that time the Pitts ranch was landlocked—there being no road where the present day Old Highway 99 runs. The highway came through about 1923. This tractor was also used to power an early irrigation pump that George Pitts used to bring water from the South Umoqua River to irrigate both some of his fruit trees and some hay fields. This picture was taken about 500 yards south of the house.

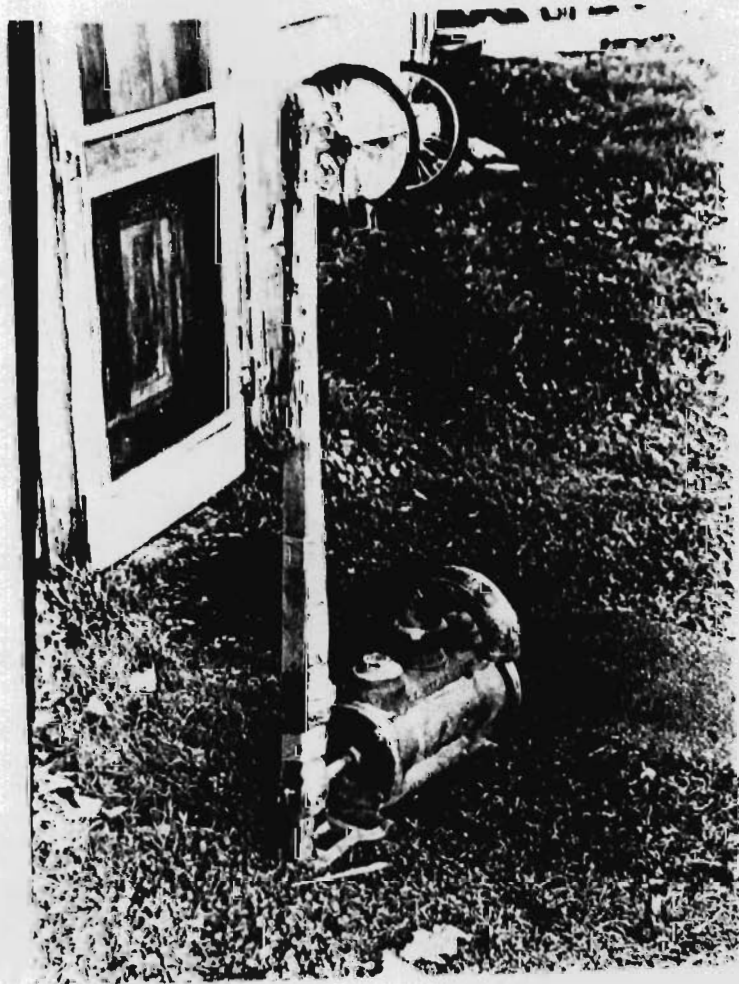


Another view of the same tractor, taken at the same time, showing the setup they used to power their threshing rig. Note the length of their power takeoff belt to enable them to keep their distance from the threshing operation to reduce the fire hazard from the tractor, whose boiler was fired by wood. In the middle of the picture there is a glimmer of a window which is the house on the Pitts Ranch.



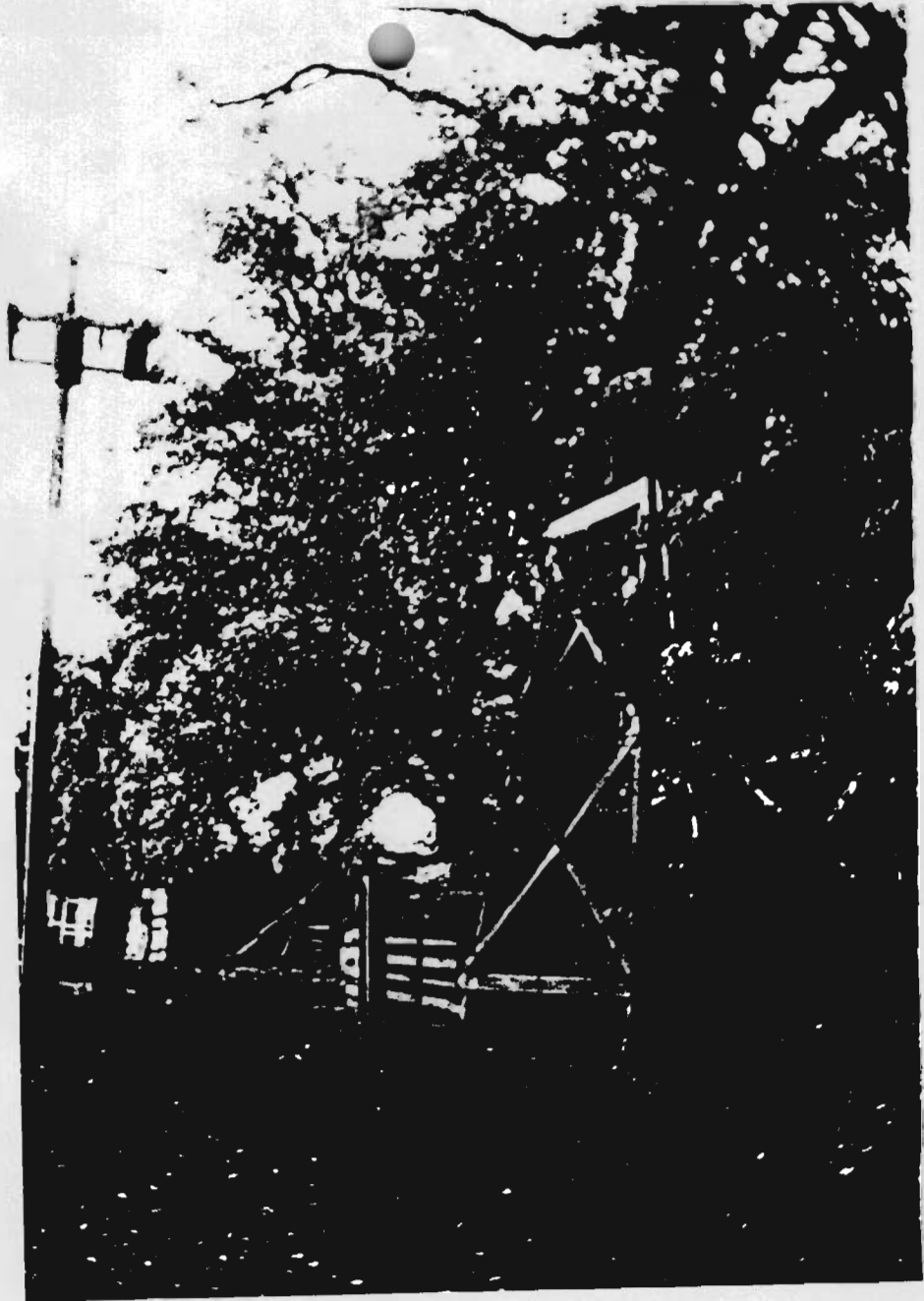


Two photographs of a hand powered pump that was on the place when we came here in 1943. Supposedly it had been used for some primitive irrigation for gardens, etc., By the design, etc., I would guess it to be from the 1890's. It is marked "THE MYERS LOW DOWN". This is part of the casting itself and also "Ashland, Ohio", the location of the Myers Bros. Company. (Myers Bros. is cast into the assembly also) There are no patent dates or patent numbers. This pump is still in our possession.



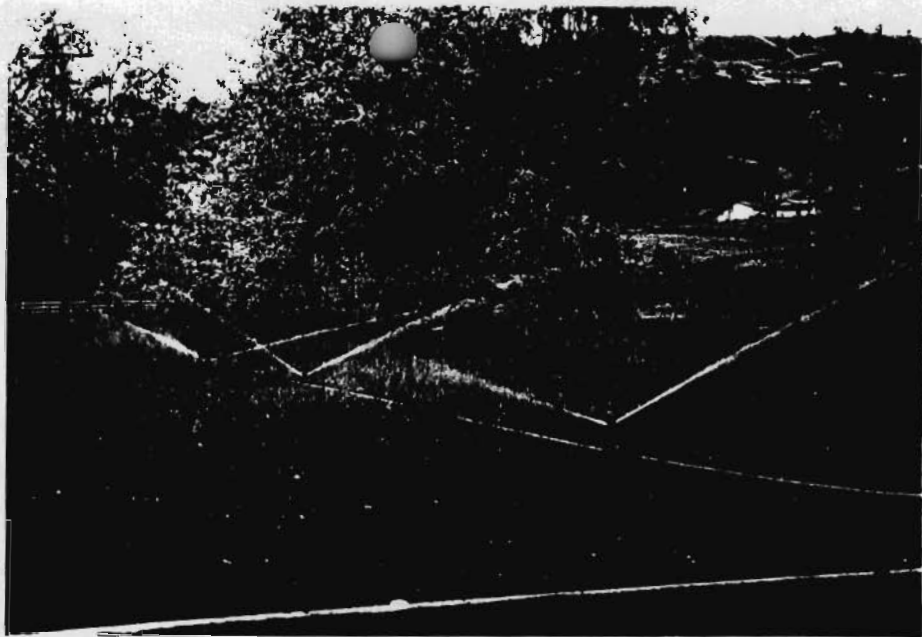
A view of the watertower taken about 1968. This was the second watertower used to store water from Hanley Spring and was in use from about 1923 to 1953. Hanley Spring is below the tower down the river bank.

The cabin in the picture MAY be the original Michael Hanley homestead. It collapsed about 1975 and is now in ruins.

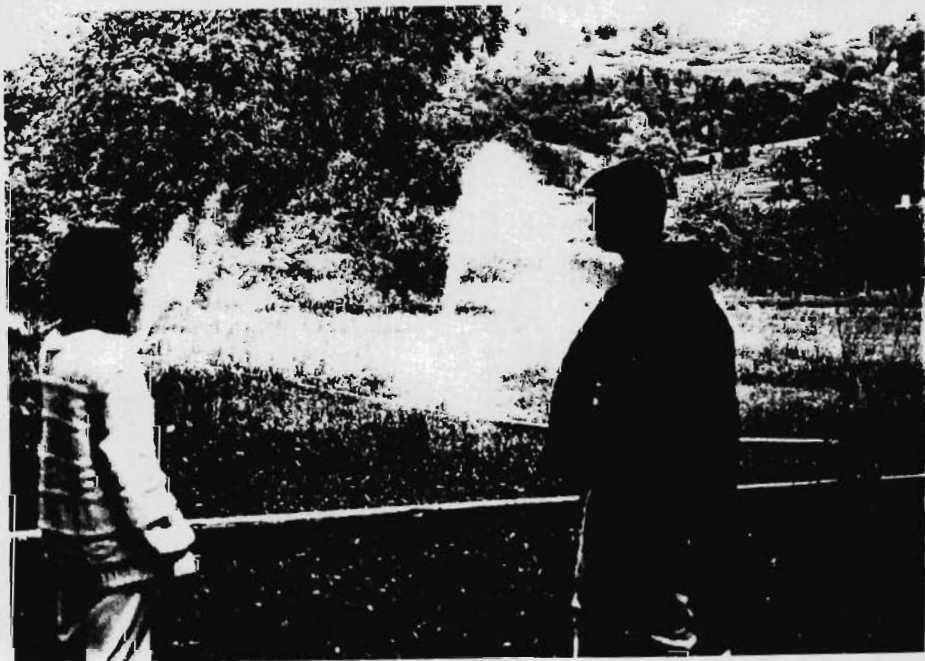
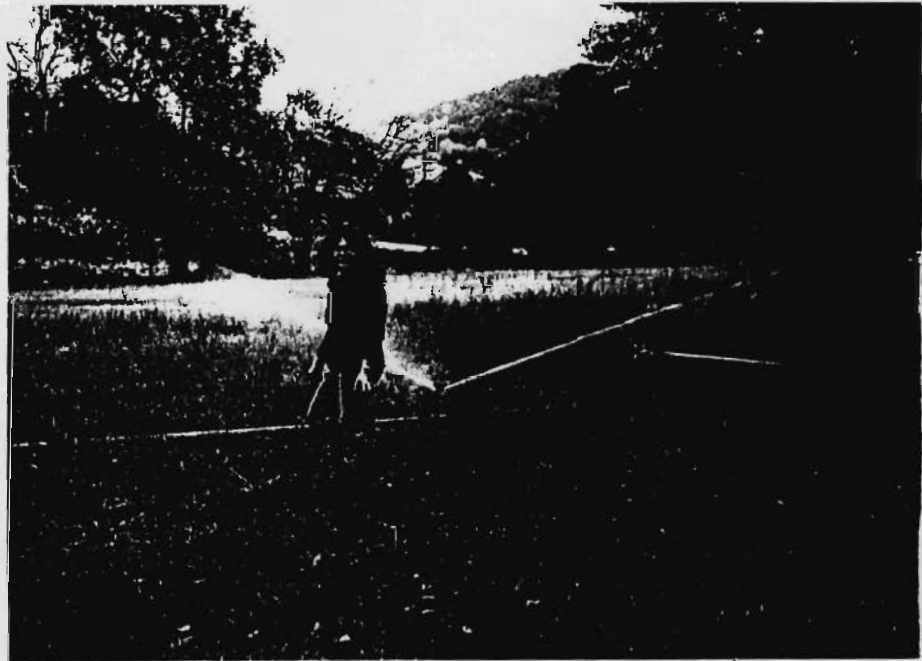


View of the house taken circa 1942. The water tower on the left side of the picture was constructed by the Booth family around 1923. The original circa 1890's (or earlier) tower would have sat at about the left hand edge of the picture and pretty much parallel with the front of the house.





Three views of the irrigation system in use-September 1990. This water is pumped by a 3 hp Sta-Rite submersible pump from the South Umpqua River. Mrs. Jacquelyn M. Helgeson appears in one picture and Stania M. & Waylon B. Helgeson appear in the other picture.



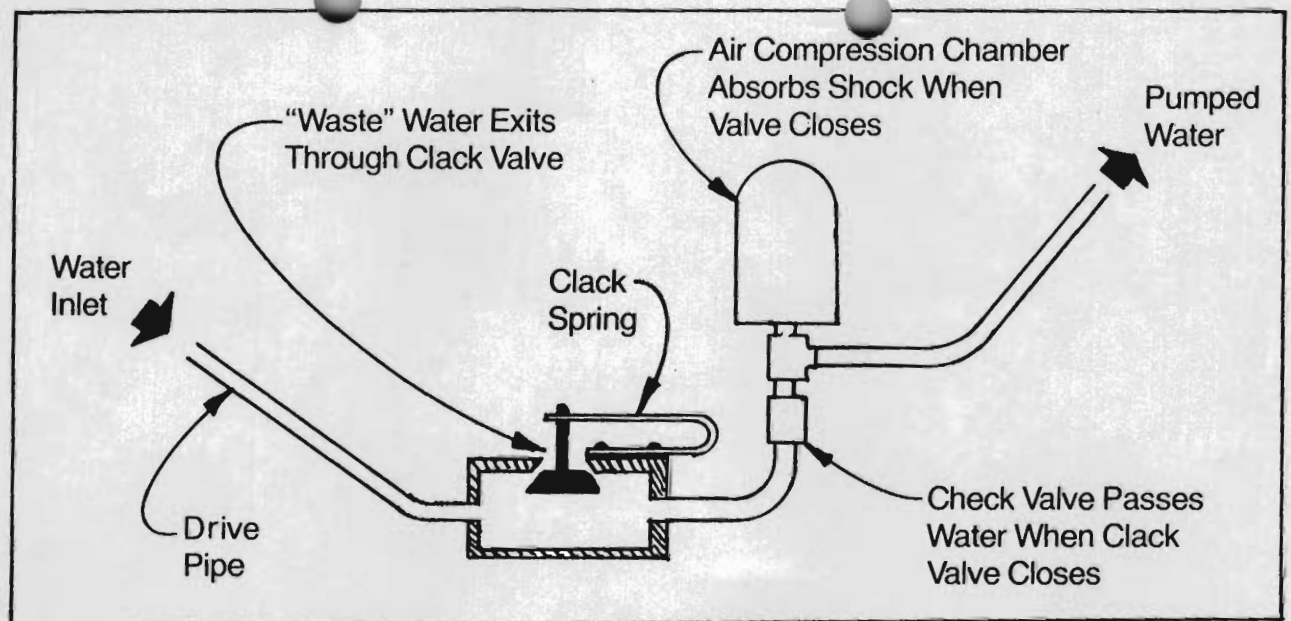


Fig. 4-28 A hydraulic ram's vital parts.

HYDRAULIC RAM such as was used on the place 1880's to approx. 1925.

Air-Lift Pump

A novel approach to water pumping is the air-lift system. Basically this involves a compressor that compresses air, forces it down a tube into the well, and "injects" it into a delivery pipe in much the same way that a jet pump works. The combined effect of the stream of high-pressure air and the lighter water (it's full of air bubbles) causes the water to rise. The uniqueness of this approach is its ability to use low-producing energy sources (particularly the wind) and the "offset" capability (which means that the compressor may be located at some distance from the well; see "Offset Systems," Chapter 6).

Limitations exist, however. The air-lift idea requires submersion of the ejector to a depth below the source's water level representing not less than one third of the total lift required (measured from the ejector). So if the storage tank is located 30 feet above the wellhead, and the water level in the well is 30 feet below the surface, the air-lift pump must be situated at least 30 feet below the water level—more, if possible. In addition, the pump's maximum capacity is 5 gpm. However, for a wind-pumped installation (see the Bowjon Water Pump, in "References"), 5 gpm represents a high-wind, low-head, non-pressurized (storage only) extraction rate. Nevertheless, where these conditions exist it would be cost-competitive with other wind-powered, water-pumping machines.

Pump Evaluation

The two most popular pumps are the deep-well piston pump (hereafter the piston pump) and the submersible centrifugal pump (hereafter the submersible pump) and we will focus on these two. This is not meant as a slur against either the hydraulic ram or the air-lift pump; each has its place. However, the hydraulic ram needs running water which, over the length of your property, must drop in elevation 10 to 15 feet to be useful. The air-lift pump, on the other hand, has potential in shallow-well applications, but its output in deep-well situations parallels the lowest outputs available from the piston pump.

Well size, pumping capacity and head, the power unit, the rate of energy use, and usage rates versus pumping rates are all factors in the selection of a pump.

Well Size

A submersible pump is not made for well sizes below 4 inches in diameter, whereas the piston pump can be utilized in well sizes as low as 2 inches.

Pumping Capacity and Head

The pumping capacity (rate of flow) of the submersible pump decreases rapidly with drawdown, particularly if the water approaches the level of



Department of Transportation

STATE HISTORIC PRESERVATION OFFICE

Parks and Recreation Division

525 TRADE STREET S.E., SALEM, OREGON 97310

September 27, 1988

Mr. and Mrs. Alvin H. Helgeson, Jr.
15892 Old Highway 99 South
Myrtle Creek, OR 97457

Dear Mr. and Mrs. Helgeson:

Earlier action by the State Advisory Committee on Historic Preservation led to nomination of the following property to the National Register of Historic Places.

Smith, Bernard P., House (c. 1870)
15892 Old Highway 99 South
Myrtle Creek vicinity, Douglas County

Official notification has been received from the Department of the Interior that the property was entered in the National Register on August 25, 1988.

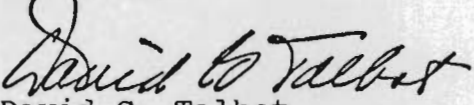
Oregon's Congressional delegation also was informed of this action. We extend our congratulations to all concerned.

Owners of National Register properties who are interested in learning about the benefits offered under the State Historic Property Tax Law (ORS 358.475-358.565) are encouraged to request an application/application packet from the State Historic Preservation Office. It should be remembered that participation in the program for special assessment of historic properties is optional and involves an entirely separate application process. No one need feel compelled to apply for the benefits. If a property owner wishes to have the true cash value of his property frozen in a given calendar year he is required by statute to file his application for special assessment status to this office not later than December 31 of the preceding calendar year.

Mr. and Mrs. Alvin H. Helgeson, Jr.
September 27, 1988
Page 2

If questions concerning this recent action arise, please be in touch with the State Historic Preservation Office, telephone 378-5001.

Sincerely,


David G. Talbot
State Historic Preservation Officer

DGT:jn
EBEN.LTR

cc: Governor Neil Goldschmidt
David Brauner, Chairman
State Advisory Committee
on Historic Preservation
Koler/Morrison Consultants
The Honorable Doug Robertson
Douglas County Historic Resource
Review Committee

Abstract of Permit No. 7528 Date 6-8-82

16

Application No. 11039

Certificate No. 8794 CANCELLED

Name J. H. Booth

Address Roseburg, Oregon

Source of water supply South Umpqua River, tributary of Umpqua River

Use Irrigation

Point of diversion N. 51° 25' E. 3998 ft. from the S.W. Cor. of Sec. 12, Tp. 29 S., R. 6 W. and N. 85° 36' E. 2660 ft. from the S.W. Cor. of Sec. 7, Tp. 29 S., R. 5 W.W.M., being within the NW¹/₄ SE¹/₄ of said Sec. 12 & SE¹/₄ SW¹/₄ of said Sec. 7, Douglas County.

Number of acres
168

DESCRIPTION OF LAND TO BE IRRIGATED OR PLACE OF USE R.M. 32.97

Twp.	Range	Sec.	NE 1/4				NW 1/4				SW 1/4				SE 1/4				
			NE ¹ / ₄	NW ¹ / ₄	SW ¹ / ₄	SE ¹ / ₄	NE ¹ / ₄	NW ¹ / ₄	SW ¹ / ₄	SE ¹ / ₄	NE ¹ / ₄	NW ¹ / ₄	SW ¹ / ₄	SE ¹ / ₄	NE ¹ / ₄	NW ¹ / ₄	SW ¹ / ₄	SE ¹ / ₄	
29 S	6 W	11				15										9			8
"	"	12						17	8	35	38	15	2			7			
"	5 W	7								1	4	1	10						

Priority date August 20, 1926 CANCELLED

Amount of water 2.1 c.s.f.

Time limit to begin construction

Time limit to complete construction extended to extended to

Time limit to completely apply water extended to extended to

Remarks:

^{#4}
P.O.P. PLOTS 330' S. OF RIVER & E. OF E. 25' E. OF HELGSON'S EAST P/L

A# 11039

Permit A-2-2M-5/77

SP-22911-000

STATE OF OREGON

COUNTY OF DOUGLAS

CERTIFICATE OF WATER RIGHT

This Is to Certify, That J. H. BOOTH

of Roseburg, State of Oregon 97470, has made proof to the satisfaction of the Water Resources Director, of a right to the use of the waters of South Umpqua River

a tributary of Umpqua River for the purpose of irrigation of 94.0 acres

under Permit No. 7528 and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from August 20, 1926 that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 1.18 cubic feet per second

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the NW 1/4 SE 1/4, Section 12, T29S, R6W; SE 1/4 SW 1/4, Section 7, T29S, R5W, WM.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to one-eightieth of one cubic foot per second per acre,

and shall conform to such reasonable rotation system as may be ordered by the proper state officer. A description of the place of use under the right hereby confirmed, and to which such right is appurtenant, is as follows:

SEE NEXT PAGE

Basin 16, Vol. 3, South Umpqua River

0.4 acre SE $\frac{1}{4}$ NE $\frac{1}{4}$
Section 11

4.1 acres SE $\frac{1}{4}$ NW $\frac{1}{4}$
31.6 acres NE $\frac{1}{4}$ SW $\frac{1}{4}$
22.7 acres NW $\frac{1}{4}$ SW $\frac{1}{4}$
13.2 acres SW $\frac{1}{4}$ SW $\frac{1}{4}$
2.0 acres SE $\frac{1}{4}$ SW $\frac{1}{4}$
4.0 acres NW $\frac{1}{4}$ SE $\frac{1}{4}$
Section 12

Township 29 South, Range 6 West, WM

1.0 acre NE $\frac{1}{4}$ SW $\frac{1}{4}$
4.0 acres NW $\frac{1}{4}$ SW $\frac{1}{4}$
1.0 acre SW $\frac{1}{4}$ SW $\frac{1}{4}$
10.0 acres SE $\frac{1}{4}$ SW $\frac{1}{4}$
Section 7

Township 29 South, Range 5 West, WM

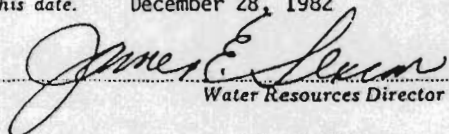
This certificate describes that portion of the water right confirmed by the prior certificate recorded at page 8794, Volume 8, State Record of Water Right Certificates, NOT modified by the provisions of an order of the Water Resources Director approving Transfer Applications 5009, 5032, 5037, 5040, 5046 and 5062.

The issuance of this superseding certificate does not confirm the status of the water right in regard to the provisions of ORS 540.610 pertaining to forfeiture or abandonment.

The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described. and is subject to the existing minimum flow policies established by the Water Policy Review Board

WITNESS the signature of the Water Resources Director, affixed

this date. December 28, 1982


Water Resources Director

Recorded in State Record of Water Right Certificates, Volume 46 , page 51323

S T A T E O F O R E G O N

Application

for

SPECIAL ASSESSMENT AS HISTORIC PROPERTY

Pursuant to ORS 358.505

Bernard P. Smith House

Historic Name of Property _____

(Name of the property as it is listed in the National Register of Historic Places. If the property is within the boundaries of a Register-listed historic district, enter the name of the district above, and the name of the property here: _____)

Date of Construction: c. 1870

Property Address: (Street) 15892 Old Highway 99 South

(City) Myrtle Creek

(County) Douglas (97457)

Code & Account Number(s): 19.04 11950.01

(From computer printout available from County Assessor's office)

Current True Cash Value of Property:	Land	\$ 29951.00
	Improvements	\$ 61024.00
	TOTAL	\$ 90975.00

Assessed Value (from property tax computer printout) \$ 90975.00

Application Fee (assessed value x .001) \$ 90.98

Property Owner: Name Alvin H. HELGESON Jr. & Jacquelyn M. HELGESON

Mailing Address 15892 Old Highway 99 South

City Myrtle Creek, State Oregon, Zip 97457

Telephone Day 863-5541 Evening 503-863-5541

Office (Day for Alvin H. only) 503-440-4518

Owner's Statement: I certify that I have read and understand the Oregon Administrative Rule which pertains to special assessment of historic property, that this application and the attachments accurately represent the property to be specially assessed, and that the property currently is subject to no other special assessment under Oregon statute. I agree to grant access for the viewing of the property by the State Historic Preservation Officer, the State Historic Preservation Office's staff, and the State Advisory Committee on Historic Preservation. I declare under the penalties for false swearing as contained in ORS 162.085 that I have examined this application; and to the best of my knowledge, it is true, correct, and complete.

	Owner	
Applicant's Signature _____	Title _____	Date _____

- Attach: A copy of the County Assessor's current computer printout listing the property's true cash value, and
- A certified check or money order for the application fee, made payable to the State Parks and Recreation Division, and
- A minimum of six black-and-white or color print photographs (no slides) which show each exterior elevation of each building on the property to be specifically assessed, as well as representative views of the interior of each building, and
- A sketch plan of each floor of each building, showing the dimensions of each room.

Send to: State Historic Preservation Office
State Parks and Recreation Division
525 Trade St. SE
Salem, OR 97310

JMH:jn/APPLICA3.DOC

United States Department of the Interior
Heritage Conservation and Recreation Service

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National Register of Historic Places
Inventory—Nomination Form

received

date entered

See Instructions in How to Complete National Register Forms
Type all entries—complete applicable sections

1. Name

historic SMITH, BERNARD PITZER, HOUSE

and/or common

2. Location

street & number 15892 Old Highway 99 South ___ not for publication

city, town Myrtle Creek ___ vicinity of congressional district

state Oregon code county Douglas code

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Mr. and Mrs. Alvin H. Helgeson, Jr.

street & number 15892 Old Highway 99 South

city, town Myrtle Creek ___ vicinity of state Oregon

5. Location of Legal Description

courthouse, registry of deeds, etc. Douglas County Courthouse

street & number 1036 SE Douglas

city, town Roseburg state Oregon

6. Representation in Existing Surveys

Cultural and Historic Resource
title Inventory for Douglas County has this property been determined eligible? ___ yes no

date 1982 ___ federal ___ state ___ county ___ local

depository for survey records Douglas County Planning Department

city, town Roseburg state Oregon

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date c. 1923
(turned 180° on axis)

Describe the present and original (if known) physical appearance

The Bernard Pitzer Smith House is located approximately one and one-half miles south of Round Prairie (between Roseburg and Myrtle Creek) in central Douglas County. Sited on the south bank of the Umpqua River, the house was originally oriented to the north toward the river. In approximately 1923 it was turned 180 degrees to face Highway 99 which was constructed several hundred yards to the south at about the same time. The house is in good condition and maintains a relatively high degree of physical integrity. The only major alterations are the replacement of the original interior chimneys--one in each gable end--with exterior chimneys (c. 1923), the replacement of a portion of the rear wing of the building (c. 1958), the addition of a small wing on the east elevation (1986), and the removal of a small sunporch on the west (side) elevation (sometime prior to 1942). The current owners are in the process of restoring the building. It has been in use as a single family residence since its construction in approximately 1875.

The house has the tall, narrow form and steep roof pitch of the Gothic Revival Style; however, the bilateral symmetry of the facade and overall detailing--including pedimented window heads and central portico crowned with balustrade--are characteristic of the Classic Revival Style. Basically L-shape in plan, the main volume of the building is a two-story, rectangular form with a one and one-half story wing attached at the rear. The gable roof was recently re-roofed with cedar shakes. The structural system is balloon frame. Form characteristics and the exterior and interior detail, as well as deed records, suggest a construction date for the house in the early 1870's.

The house is the nucleus of a farm complex which consists of eight standing buildings: three barns (c.1935, c.1945, c.1950), two guest houses (1945, 1948) a large four-car garage (c. 1912), one small childrens playhouse (c. 1940), and a storage shed which was originally attached to the rear wing of the main house and used as a kitchen. It was removed in approximately 1958 to make way for a new addition. The former kitchen is a one-story, gable roofed structure sheathed in shiplap siding. It does not appear

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to be as old as the main house and was probably added around the turn-of-the-century. Several hundred yards on either side of the house are the collapsed remains of two buildings which were quite likely contemporary with the house if not older: to the northwest a one-story cabin, 18'X 17', constructed of hand-hewn logs; to the northeast, a large, vertical board blacksmith shop with peeled pole rafters and square nails. Although the outbuildings as a whole provide a compatible environment for the house they are not included in the nominated area because they were built at a much later date.

The plan of the house places the foot of the "L" more or less parallel to the river. This two-story volume is 18'5" deep and 41'4" in width. The one-and-one-half story rear wing, or stem of the "L", is 12'8" in width and 22'in length. A one-story wing was added on the east elevation in 1986 by the current owner. It is approximately 15'x30' and constructed in such a way as to leave the original house intact should the addition ever be removed.

Most exterior wall surfaces are original and consist of horizontal weatherboarding which is exposed 4" to the weather. The only exception is a small portion of the west elevation which was replaced following the removal of the sunporch mentioned above and a small section of the north elevation which was damaged by fire. In both cases materials were in keeping with the original siding. The house has delicate pilaster corner boards and a narrow frieze board. It rests on a post and pier foundation. There is no basement.

Fenestration throughout the main volume of the house consists of four-over-four double-hung sash with extremely narrow muntins. The facade windows are embellished with handsome pedimented and segmentally arched window heads with small brackets. Windows on the north (rear) elevation have a simple architrave headmold. A photograph of the house taken in the 1880's shows louvered wooden shutters on the windows. These were removed in 1959; however, the current owner has them in storage and plans to strip, repair, paint and reinstall them as part of the restoration.

The symmetrical facade is enhanced by a central portico with a balcony at the second floor level. The balcony is accessed by a single door. A simple balustrade encloses the balcony which is supported by two large columns. The existing balustrade replaced an older one which consisted of a much more decorative

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railing; the existing round columns replaced rectangular columns which had delicate scroll-cut brackets. The current owner plans to restore both the balustrade and columns as shown in an historic view of the house dating to the early 1880's.

The first floor entrance is fitted with a four-paneled door. The upper panels are elongated rectangles while the lower panels are smaller rectangles--all the panels have been angled so as to produce octagons. This design is typical of doors from the 1870's. The door is flanked by sidelights and has a transom with segmental arch above. The porch deck is of brick construction.

The recent addition on the east elevation is sheathed in lap siding and has corner boards all in keeping with the spirit of the main house. The windows on this addition consist of four-over-four double-hung sash. The siding on the rear addition consists of a much wider--8"--horizontal lap siding. There are no corner boards and the fenestration consists primarily of sliding glass windows typical of the mid 20th century. A laundry room, attached via a short covered walkway, has the same finishes. The foundation under both additions is concrete slab and there is no basement.

Interior

The spatial characteristics of the building have survived virtually intact; however, some of the original finishes have been replaced due to damage from a recent fire. The main volume of the house consists of an open stairway and hall flanked on either side by a large room: a parlor and den on the first floor and two bedrooms on the second floor. The stairway is perhaps the finest interior element. The newel post, rail and balusters are all original and consist of beautifully turned maple and mahogany.

The stem of the "L" consists of a formal dining room on the first floor to which a bathroom has been added in the northeast corner. The second floor consists of a large, unfinished room which is currently used for storage. The addition on the rear of the stem houses a large kitchen.

Flooring throughout most of the original portion of the house consists of 3" to 4" fir boards some of which were replaced after the recent fire and some of which have been covered with linoleum. The original lathe and plaster walls have been sheet rocked. The original 12' ceiling height remains intact. Almost

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all original interior doors remain--they are the four-panel type common to the period. Original baseboards remain throughout the oldest portion of the house and consist of an 11" board with simple cap. Wainscoting on the first floor--in the den and formal dining room in the wing--consists of 4" beaded boards and is approximately 2'3" in height. Windows surrounds in the first floor are particularly lovely--each with simple boards in a "dogs ear" pattern. Overall, the interior of the main volume of the house remains remarkably intact and is strikingly elegant.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates c. 1870 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

The Bernard Pitzer Smith Residence may be evaluated at the local level, under criterion "c", as a rare, intact example of a building type incorporating elements of both the Classic Revival and Gothic Revival styles. A number of houses of this type once sheltered farmers and their families in rural Douglas County. Today only a handful remain, almost all of which have had extensive alterations. Subject building is one of five which remain relatively intact as built. Secondly, the house may be evaluated under criterion "b" for its association with Bernard Pitzer Smith, an early settler in the Round Prairie area, and J.H. Booth, a prominent Roseburg banker.

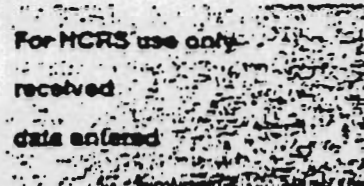
Architectural Significance

As an example of a transitional stylistic type, the house is distinguished by certain features which it shares in common with a number of other houses of this type from around the state. Two examples which are remarkably similar in form and detail include the Michael Hanley House (c. 1870) near Jacksonville in Jackson County--currently listed on the NRHP--and the John Scott House (1874) outside of McMinnville in Yamhill County (Yamhill Co. Inventory Form B3432/33 I-88). The weatherboard siding would suggest a date for the Smith house of the early 1870's. This type of siding lost popularity in Oregon in the 1860's; however, it is found on some houses in the early 1870's. Prior to that, shiplap siding had become popular for residential building.

There are approximately half a dozen houses in Douglas County, all of which date to the 1850's, which are clearly representative of the Classic Revival tradition. Among these are the Robert Smith House (1859); Ziba Dimmick House (c. 1854); Dorsey Baker House (c. 1852); Abraham McGee House (c. 1855); and, the Robert Hinkle House (1852). By the early 1860's, however, houses began to appear which, while maintaining many classically-derived features, also began to incorporate elements of the Gothic Revival style which gained popularity throughout the latter half of the century.

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The Smith Residence is one of approximately nine houses in the county, all of which were constructed between 1860 and 1880, which exhibit a combination of elements drawn from both styles and which therefore may be seen as a transitional type, bridging the gap between the Classic Revival and Gothic Revival styles. These include the Solomon Perkins House (c. 1860); John Burch House (c. 1860); Jephtha Green House (c. 1860); Neuner House (c. 1870); Cyrus Smith House (c. 1875); Francis Strickland House (c. 1870); Henry Jones House (c. 1875); Cornelius Sellars House (c. 1880); and, the Emma Sherrette House (c. 1880).

Of these houses, only four share the overall form and massing of the Smith House and all were built between 1870 and 1880: Strickland House; Sellars House; Jones House; and, Neuner House. Of the five the Smith Residence is unique in the amount of decorative elements--particularly the window moldings, a relatively elaborate central entrance with sidelights and transom, and portico with second story porch and door. It is also the only one sheathed in weatherboard as opposed to shiplap siding. Overall, the Smith House is the best preserved, the others having sustained significant alterations to windows, siding, and/or the facade entrances.

Historical Significance

By 1846, the Willamette Valley, which at that time was considered the most highly prized land in the Oregon Territory, was almost fully claimed. From then on, many immigrants began to overflow into other areas including the Umpqua River drainage. In that year, Jesse Applegate and Levi Scott began to explore possibilities of a southern route from the Willamette Valley to California, a route which by 1850 would allow for increased settlement of southern Oregon--including the South Umpqua region.

In addition to the Applegate Trail, impetus for settlement of this region was undoubtedly spurred by the California Gold Rush of 1849. There was also an increased recognition of the diverse economic activities which the Umpqua Valley offered. Although not as well suited for agriculture as the Willamette Valley, the soil was nonetheless rich and productive, and the climate quite favorable for production of foodstuffs. The mountains were heavily forested, providing readily accessible timber, and the rich grasslands offered excellent grazing opportunities for a wide variety of livestock.

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Among the early immigrants to the Umpqua region was Michael Hanley. Hanley came west by ship via the Isthmus of Panama in the spring of 1849. He prospected for gold on the Yuba and Feather rivers in California for several years before coming to Oregon in 1851. The following year he took up a donation land claim (DLC) near Round Prairie--the same property upon which subject house is located. Hanley lived on his claim alone until his marriage in 1854 to Martha Burnett--the daughter of John S. Burnett who owned an adjoining DLC. The Hanleys did not stay on their claim long--moving to Jackson County and purchasing property outside of Jacksonville in 1857. Deed records indicate Hanley sold his Round Prairie property to B.P. Smith in 1866 for \$2,000.

It is not known whether any of the existing buildings--or ruins--date to the Hanley occupation of the property. However, both the collapsed log house and blacksmith shop appear to be quite early and could conceivably be associated with Hanley. The main house appears to be of 1870's vintage; however, an earlier construction date cannot be definitively ruled out. Of particular interest is the fact that Hanley's house near Jacksonville, constructed in approximately 1872, is quite similar to the Smith House. It is possible that Smith was acquainted with the Hanley House--or vice versa--and constructed his own home in the same style.

Bernard Pitzer Smith was born in Virginia on November 4, 1823. The second-oldest of ten children, Smith came west in 1853 with his parents and siblings at the urging of his older brother Robert, who had come to Oregon in 1843 with the Applegates. Bernard was captain of the Smith-Beale Party, which traveled as part of a large group of immigrants which came to be known as the "Lost Wagon Train."

In 1852 settlers in Linn, Lane and Benton counties scouted a "cut-off" from the Oregon Trail. Called the Elliott Cut-off, it departed from the old trail near the present day town of Vale, Oregon and proceeded westward over the dry eastern Oregon desert, then up and over the Cascade Mountains and into Lane County in the southern Willamette Valley. The wagon train of 1853, of which Smith was a member, apparently became lost on the new route, somewhere along the Middle Fork of the Willamette River. They were rescued, however, by a pack train which guided them safely into Eugene.

Smith's whereabouts between the time he arrived in Eugene on April 6, 1853 and his marriage to Susan Dickerson in Oakland,

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California, on May 6, 1855, are unknown. However, the Smiths do appear in the 1860 Census for Umpqua County (roughly that area of present-day Douglas County north of Winchester--consolidated with Douglas County in 1862). At that time they had a four year old son named Henry who had been born in Oregon, indicating they had returned to Oregon shortly after their marriage. By 1870 the Smiths were living in the Round Prairie area; however, it is unclear when they moved to the subject site. Deed records indicate the property was purchased in 1866. It is possible they established residence on the site at that time, perhaps in the log house the remains of which still exist, or in some other temporary dwelling.

From all accounts, Smith was a prosperous farmer and horse breeder--actively plying his trade until his accidental death at the hands of a runaway team of horses in 1882. By 1870 he had purchased over 990 acres of land adjoining the original Hanley DLC. Over the next ten years he built a number of substantial buildings, including two very large barns--one of which still stands. It was not included in this nomination because it is no longer part of the property on which the house is located. It is also separated from the subject by a County Road. The barn is sited on a bench several hundred yards south and east of the house. It is approximately 80'x45' and has a low-pitched gable roof covered with corrugated metal. The walls consist of 1"x10" vertical boards. The hand-hewn post and beam structural system is joined by mortise and tenon, and drive-through doors are located on the sides of the building. A second barn was located within a few hundred yards of the house. It collapsed under heavy snowfall in the 1960's. Photographs reveal that it was quite similar to the existing barn and undoubtedly dated to the time Smith owned the property.

The second owner of the house was George H. Pitts, who held title to the property from approximately 1889 to 1911. Relatively little is known about Pitts. He was born in New York and was of English descent. It is not known in what year he came to Oregon, although he leased the Smith property from Mrs. Smith in 1888 prior to purchasing it shortly afterward. Pitt's first wife, Sara, died around the turn-of-the-century. In 1904 he married Jean Burnett. The 1910 census lists Pitts as a fruitgrower. Interviews with longtime residents of the area corroborate this fact and indicate that Pitts raised a considerable quantity of prunes. Pitts was apparently responsible for planting a large orchard which survived well into the 20th Century but which no longer exists. An old prune dryer which once existed on the

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acree of nominated property _____

Quadrangle name Roseburg 15 min

Quadrangle scale 1:62500

UMT References

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C

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Verbal boundary description and justification

See continuation sheet

List all states and counties for properties overlapping state or county boundaries

state NA code county code

state NA code county code

11. Form Prepared By

name/title Julie Koler

organization Koler/Morrison Consultants

date December 15, 1987

street & number 1133 NW 25th

telephone (503) 227-2680

city or town Portland

state Oregon

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

title _____ date _____

For HCRS use only

I hereby certify that this property is included in the National Register

date _____

Keeper of the National Register

Attest: _____ date _____

Chief of Registration

United States Department of the Interior
Heritage Conservation and Recreation Service

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U.S. Census, 1860, Umpqua County.