

UNITED STATES OF AMERICA)
TO :
WILLIAM MANNIX)

PATENT

Filed for record July 3, 1933 at 10:50 A.M.
Lydia A. Finko REGISTER OF DEEDS.

THE UNITED STATES OF AMERICA,
TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETING: HOMESTEAD CERTIFICATE no. 3454. APPLICATION 7334.
WHEREAS, there has been deposited in the GENERAL LAND OFFICE of the United States a CERTIFICATE of the Register of the Land Office at Grand Island Nebraska, whereby it appears that, pursuant to the Act of Congress approved 20th May, 1882, "To secure Homesteads to actual settlers on the public domain," and the acts supplemental thereto, the claim of William Mannix has been established and duly consummated in conformity to law for the North half of the Southeast quarter and the lots numbered six and seven of section thirty one, in township nine, North of range fourteen west of the Sixth Principal Meridian in Nebraska, containing one hundred and fifty seven acres and forty one hundredths of an acre according to the Official Plat of the Survey of the said Land returned to the GENERAL LAND OFFICE by the SURVEYOR GENERAL. NOW KNOWN YE, That there is therefore granted by the UNITED STATES, unto the said William Mannix the tract of Land above described: TO HAVE AND TO HOLD the said tract of Land, with the appurtenances thereof, unto the said WILLIAM MANNIX and to his heirs and assigns forever.
IN TESTIMONY WHEREOF, I Chester A. Arthur, PRESIDENT OF THE UNITED STATES OF AMERICA, have caused these letters to be made Patent, and the Seal of the General Land Office to be hereunto affixed. Given under my hand, at the CITY OF WASHINGTON, the twentieth day of June, in the year of Our Lord one thousand eight hundred and eighty two, and of the Independence of the United States the one hundred and sixth.

By the President: Chester A. Arthur
By Wm. W. Crook, Sec'y
S. W. Clark, Recorder of the General Land Office

(SEAL)

DEPARTMENT OF THE INTERIOR))
GENERAL LAND OFFICE :
WASHINGTON D.C. June 7, 1933.)
in my custody in this office.

I hereby certify that this photograph is a true copy of the patent record which is
Emma L. Warren Recorder.

GORDON HAMMONDS REFEREE)
TO :
EVERETT CAGLER)

DEED OF REFEREE

Filed for record July 6, 1933 at 4:05 P.M.
Lydia A. Finko REGISTER OF DEEDS.

KNOW ALL MEN BY THESE PRESENTS: THAT WHEREAS, in an action of partition pending in the District Court of Buffalo County, Nebraska, wherein Julia Etta Decker, et al, were plaintiffs and Everett Cagler, et al., were defendants, for the partition of the premises hereinafter described, said court made an order and caused the same to be entered directing me as referee to sell said premises to the highest bidder for cash, and in pursuance of said order, I caused a notice to be published in the Kearney Daily Hub, a legal newspaper printed and in general circulation in Buffalo County, Nebraska, that I would offer said lands for sale at the east front door of the court house in Kearney, Nebraska, on March, 22, 1933, at 10 o'clock A.M. of said day, and at the time and place stated in said notice, and after said notice had been published for more than thirty days, I offered said land, to-wit:

The Southeast Quarter of Section Thirty-one (31) Township Nine (9) North, Range Fourteen (14) West of the Sixth Principal Meridian in Buffalo County, Nebraska, containing one hundred fifty seven and forty one one hundredths acres, for sale at public auction and sold the same

to Everett Cagler for the sum of Four thousand Eight Hundred Seventy-nine and 71/100 Dollars (\$4879.71), he being the highest bidder therefore, and afterwards on the 8th day of April, 1933, said court approved and confirmed said sale and by an order directed me as said referee to execute to the said Everett Cagler a deed conveying said lands to him in fee simple. NOW THEREFORE, I, Gordon Hammonds, referee, in consideration of the premises and in consideration of the sum of Four Thousand Eight Hundred Seventy-nine and 71/100 Dollars so bid and paid by Everett Cagler and by virtue of the powers vested in me by law, do by these presents grant, sell and convey unto the said Everett Cagler and to his heirs and assigns the real estate described as follows:

The Southeast Quarter (SE 1/4) of Section Thirty-one (31), Township Nine (9) North, Range Fourteen (14) West of the Sixth Principal Meridian in Buffalo County, Nebraska, containing one hundred fifty seven and 41/100 acres, with all

the appurtenances thereunto belonging, to have and to hold the same unto him the said Everett Cagler and his heirs and assigns forever. IN WITNESS WHEREOF, I have hereunto set my hand this 10th day of April, 1933.

In the presence of
N. P. Mc Donald (REV \$5.00 Can. G.H.)
Gordon Hammonds Referee
(7/6/33)

STATE OF NEBRASKA)
: SS.

COUNTY OF BUFFALO) On this 20th day of April, 1933, before me, N. P. Mc Donald, a Notary Public duly commissioned and qualified for and residing in said County, personally appeared Gordon Hammonds as referee, to me personally known to be the identical persons whose name is subscribed to the foregoing deed as grantor, and acknowledged the execution thereof to be his voluntary act and deed as such referee for the purposes therein expressed.
WITNESS my hand and Notarial Seal the day and year last above written.

(SEAL) My commission expires February 16th, 1935. N. P. Mc Donald Notary Public

JOSEPH KABISER, DECEASED)
TO :
WILLIAM H. KABISER ET AL)

ORDER APPROVING FINAL ACCOUNT

Filed for record July 8, 1933 at 10:25 A.M.
Lydia A. Finko REGISTER OF DEEDS.

IN THE COUNTY COURT OF THE STATE OF OREGON, IN AND FOR LANE COUNTY

IN THE MATTER OF THE ESTATE)
OF :
JOSEPH KABISER, DECEASED)

ORDER APPROVING FINAL ACCOUNT.

Now This matter coming on for hearing upon the final report of Rosa Kabiser Krenik, administratrix of the estate of Joseph Kabiser, deceased; it appearing from the affidavit of J. E. Wells, foreman of the printers of the Eugene Guard, a newspaper as defined by Sec. 58, Laws of Oregon, printed and published at Eugene, Oregon, and of general circulation, that notice of the time and place for this hearing has been given by publication thereof once each week for four successive weeks, to-wit: On the 10th, 17th, 24th and 31st days of August, and on the 7th day of September, 1929; which publications thereof are hereby found and adjudged to be due and legal notice hereof;
It further appearing from the files and records herein and particularly from the affidavit on file herein of the

said J. E. Wells, made on the 20th day of October, 1928, and filed herein on the 22nd day of December, 1928, that he was then, as now, foreman of the printers of said Eugene Guard, a newspaper then, as now, as defined by Sec. 58 of said Laws of Oregon; printed and published at the same city of Eugene; and that notice to the creditors of the estate of deceased was published in said newspaper therein once each week for four successive weeks, to-wit: On the 15th, 22nd and 29th days of September and on the 6th and 13th days of October, all in 1928; which publications are hereby adjudged to be due and legal notice to the creditors;

And now the Court having examined said final report, which is duly verified and taken as confessed, no objections there- to having been filed and none being now made, finds therefrom and the vouchers filed herein, that the only claims which have been filed or presented against the estate of deceased, have been allowed and paid; that all the expenses of administration, so far as incurred, have been paid, including the inheritance tax due the State of Oregon thereon; that the real estate belonging to the estate has not been required for the payment of debts, claims or expenses of administration; that there were promissory notes, bonds, certificates of stock in several corporations, well secured and bearing interest at satisfac- tory rates, which have not been sold, assigned or disposed of and that the heirs at law of deceased do not wish to dispose of the same, but wish to distribute the same in kind, allowing the same to continue to draw interest; That the widow of deceased has died since the death of said Joseph Kabiser, whose name was Anna Kabiser, that her estate is en- titled to receive upon final distribution of the estate of her said husband one half of all the personal property belonging thereto; that the only other heirs at law and parties entitled to receive portions thereof, are William H. Kabiser, a son; Fred Kabiser, a son; and Rosa Kabiser Krenik, a daughter of deceased, each of whom is entitled to one third of the remaining half of all such personal property; that said sons, daughter and administratrix of the estate of said Anna Kabiser, have agreed upon the said notes, bonds, certificates of stocks; all of which are listed and fully described in the inventory of the property belonging to the estate of deceased and such division includes all of such personal property, except certain notes, bonds, etc. which have been paid, as is shown by the final report;

And now it appearing to the court that the estate of said deceased has been fully administered upon; that there is no inheritance tax upon said estate due to the United States; that there remains nothing further for the administratrix thereof, as such, to do in the premises, except to make distribution of the money, notes, bonds, stocks and other personal property belonging to the estate of deceased and that the same is ready for distribution; And upon her filing herein receipts showing distribution herein, both of said notes, mortgages, bonds and stocks, as also of money on hand, that she be discharged as such administratrix and the surety on her bond be then discharged.

Done in open Court this 10th day of September, 1929.

"Endorsed" Filed Sept. 10, 1929 W.B. Dillard, County Clerk. By Sibyl Westfall, Deputy. (Signed) C. P. Barnard, County Judge
IN THE COUNTY COURT OF THE STATE OF OREGON FOR THE COUNTY OF LANE

STATE OF OREGON)

: SS.

COUNTY OF LANE) I, W. B. Dillard, county Clerk of the above named County and State, and Ex-Officio Clerk of the County Court of the State of Oregon, for the County of Lane, do hereby certify that the foregoing copy of ORDER APPROVING FINAL ACCOUNT has been by me compared with the original and that it is a correct transcript therefrom, and of the whole of the original as the same appears on file in my office and of record in the journal of said County Court in Volume 20, Page 360, now in my official care and custody. IN WITNESS WHEREOF I have hereunto set my hand and affixed the seal of Lane County, Oregon, this 5th day of July A. D. 1933.

W. B. Dillard County Clerk and Ex-Official Clerk of the County Court of the State of Oregon in and for the County of Lane.
By Sibyl Westfall Deputy

(SEAL)

ISABELLA MARTHA BLACK DEC'D)

TO)

HARRY L. BLACK ET AL)

FINAL DECREE

Filed for record July 8, 1933 at 10:45 A.M.
Lydia A. Finke REGISTER OF DEEDS.

IN THE MATTER OF THE ESTATE OF)

IN THE COUNTY COURT OF BUFFALO COUNTY, NEBRASKA

ISABELLA MARTHA BLACK, DEC'D)

FINAL DECREE

Now on this 24th day of February, 1933, this matter comes on for hearing before the court upon the petition of the administrator for final settlement, and the court being fully advised in the premises finds that due and legal notice has been given to all persons interested in the manner and form provided by law. The court further finds that Isabella Martha Black departed this life on the 19th day of February, 1922, intestate, and possessed of Lots 5, 6, and 7 in Block 58, Perkins & Harford's Addition to the City of Kearney, in Buffalo County, Nebraska; and leaving no personal property. That by proper proceedings had in this court, Cyrus A. Black was appointed administrator of said estate and he took the oath and gave bond as required by the Court and has accounted for all of the estate.

That due and legal notice has been given to all creditors of said estate to file their claims herein; and that the time for filing claims has expired and that all claims not filed are forever barred. That all claims in said estate heretofore filed have been paid and that the said estate is not liable for inheritance taxes under the laws of the State of Nebraska, nor for estate taxes under the Acts of Congress. That the deceased left as her sole and only heirs at law, Harry L. Black, Vern Black and Cyrus A. Black, all of full legal age and no others. That according to law the said Harry L. Black, Vern Black and Cyrus A. Black are each entitled to an undivided one third interest in said above described property, absolutely and in fee simple.

IT IS THEREFORE CONSIDERED AND ADJUDGED BY THE COURT, that Isabella Martha Black died as above set forth, a resident of Buffalo County, Nebraska, leaving no last will and testament, and leaving as her sole and only heirs at law the persons above named. That all claims against said estate are forever barred and that said estate is not liable for inheritance taxes under the laws of the State of Nebraska, nor estate taxes under the acts of Congress. That the report of the administrator is dispensed with and that Harry L. Black, Vern Black and Cyrus A. Black are entitled to all of the assets of said estate and the same are hereby assigned to them. And that the administrator is discharged, from further liability.

J. M. Easterling County Judge

(SEAL)

THE STATE OF NEBRASKA)

CERTIFICATE OF RECORD

: SS.

IN THE COUNTY COURT:

BUFFALO COUNTY)

I, J. M. Easterling County Judge, within and for said County of Buffalo and State of Nebraska, and keeper of the records and seal thereof, hereby certify that I have examined the within and foregoing copy of the record of the Final Decree in the estate of Isabella Martha Black, deceased and have compared all of the foregoing with the original record thereof now remaining in said court and have found the same to be a correct transcript therefrom and of the whole of said original record. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Court, on this 7th day of July, 1933.

(SEAL)

J. M. Easterling County Judge