

METOLIUS PROPERTY INFORMATION
ZEHNTBAUER-LUNDGREN PROPERTY

The original settler on the northwest quarter section, 160 acres, of Section 34, Township 12 South, Range 9 East, Willamette Meridian was John Bamford of Prineville, Oregon. He filed under the Homestead Act on October 5, 1883. He held certificate #497 dated July 10, 1885 and his patent was shown on pages 144 and 145 of roll #1.

The property was sold to J. C. Riggs of The Dalles on December 22, 1885 for a consideration of \$1,500. Filed for record on May 31, 1886 in Crook County Book 1 of Deeds, pages 641 & 642..

Subsequently Riggs sold the property to Lee Cover of Sisters for a consideration of \$1,600. The deed was signed September 11, 1907 and recorded on December 11, 1907 in Crook County Book 16 of Deeds, page 325.

Cover sold the property to Alice L. Heising of Bend on July 18, 1908 for a consideration of \$3,000. The deed was filed on August 17, 1908 Transcribed from Crook County Book 17 of Deeds, Page 287 (blurred). This copy taken from Jefferson County, Volume C of deeds, page 628.

Dan & Alice Heising moved to the Metolius property in June of 1908. They were accompanied by their two boys, Harry & Dorsey. Harry Heising, in a chapter of Jefferson County Reminiscences published in 1957, recounted that the family moved on June 8, 1908. (Legal date of transfer was July 18, 1908.)

In 1908 the property contained a small house that had been built by one of the previous owners. It was located across the "spring" or the waterway that comes from the spring and then flows northeasterly to joins the Metolius. Pictures of the "original" dwelling came from the collection of Beulah Heising Coffelt, Dan & Alice's daughter who was born in October 1911. Several photographs, many printed on postcard sized paper, were taken in 1912.

Beulah believed that her mother and father built their first house in 1909 or 1910. This was located west of the original house and up from the spring. Several photos of this house are in Beulah's possession and we have copies made on 35 mm film. This dwelling burned in 1913 and Beulah believes that her mother and father started rebuilding immediately on the same spot.

The Heisings operated a resort on the property up until 1930. The resort was essentially open during the fishing season which opened in late April and ran into the fall. During the summer guests were housed in cabins of which there were several on the property. Beulah Coffelt was very specific that there were several cabins and that in the later years they were fully roofed, rather than having tent tops.

Interest by the Zehntbauer family must have started in the early 1920s as we have records in the Zehntbauer photo albums of the family staying at Heising's in 1923 and later. There are some earlier photos of John Zehntbauer and friends fishing in the Metolius area, but his first photos specifically showing Heising's resort are in 1923. Photos depicting the difficulty of travel at that time show that it was a long trip from Portland to reach that beautiful stream.

Evelyn Zehntbauer Lundgren recalled that the family would usually go for two weeks in August, staying in the cabins. The family would usually include Minerva Zehntbauer and often Eva Cormack. Children who were friends of the Zehntbauer family

often joined the group. Beulah Heising Coffelt, who was only slightly older than the two elder Zehntbauer children, often joined the children on trips to Suttle Lake and on horseback rides.

Raymond Hatton's book "Sisters Country" recounted that John & Eliza Gallois of San Francisco, visited the Heising's resort in 1925 while their car was being repaired in Bend. They were so impressed by the beauty of the site that they asked to buy about three acres of land and have a house built for them. Beulah Coffelt believe this dwelling to have been built in 1926 or 1927. Records of the construction show that it was in July, but the exact year is not certain. (Hopefully we will be able to determine this) The first deed transferring property to Eliza McMullin Gallois was executed December 5, 1928 and recorded with the Jefferson County Clerk on December 11, 1928. A consideration of \$789 for the 2.63 acres was shown on the deed. An additional parcel of adjoining land was purchased by Gallois in 1930. The Gallois named their dwelling "The House on the Metolius" and that name was retained by subsequent owners.

We turned up two transactions which may account for the delay in transferring title to the Gallois earlier than December 1928. In May of 1928 Alice & Dan Heising sold the 160 acres to George Heising of Minneapolis. Then on November 1, 1928, George quitclaimed it back to Alice. Obviously she could not transfer title to Gallois when it was still shown to be owned by George Heising.

Evelyn Zehntbauer's notes show that the Heising's sold three acres to John A. Zehntbauer in October 1928 for a power house. Her note showed that it was recorded in Book 8, page 272. We not yet located a copy of this deed. Having electricity available for the substantial house which Mr. Zehntbauer expected to build was certainly essential..

Various deeds from Alice and Dan Heising and from Harry Heising, who was single at that time, were given in November 1929 and recorded in December 1929 for two tracts of land for 3.17 acres upon which to build and dwelling and for 10.36 adjoining to the north.

Beulah Coffelt stated that when she was working at Jantzen Knitting Mills during the winter of 1928/29, her mother Alice came to Portland and asked John Zehntbauer to assume the mortgage on the Heising property. (At this juncture we do not know the exact date that this was done.) The mortgage was originally given on September 26, 1928 by Alice and Dan Heising to F. Dement. Satisfaction of the mortgage was recorded on May 5, 1933 in book 9, Page 380 of Jefferson County Book of Mortgages.

Beulah Coffelt, in lengthy interviews in March and April 1997, gave her opinion that her father's venture into raising sheep had hurt the family finances. She related that Dan had bought ewes and a ram in 1917 or 1918 and has not been able to make a go of the business. This was the reason for the mortgage, which apparently continued to grow.

A letter dated January 13, 1930 from John A. Zehntbauer to Mrs. Dan Heising explains the he (JAZ) was paying \$1,200 for the first three acre piece and \$1,500 for an additional amount, which together with an additional sale to Mr. Gallois would bring the proceeds to \$5,000 for the Heising's. When this deed from Dan & Alice Heising to Eliza McM. Gallois was recorded on June 9, 1930 in Book 11, Page 567, the consideration was listed as \$10.00..

Beulah told us that Mr. Zehntbauer did not want to take all of the additional ten acres and that he sold back two to four acres to the Heising's. As yet, we have been unable to verify if this buy back occurred. We expect that the whole question of Heising's

interest in continuing to operate the resort came to a head in 1930. She (Beulah) said that she and her mother were away at the time that Dan & Harry sold the remaining property to Alyce Mack of California. This transaction was recorded on June 9, 1930 along with the sale of additional acreage to Eliza Gallois. Also recorded on that date was an additional deed redefining the description of the property upon which the power house was built. It seems to me that writing and filing of the deeds often took months.

1930 was also the year that both Harry Heising and Beulah Heising married. Harry married in February and Beulah on the day before Christmas. The Heisings moved to a small house up the hill from the power house to make way for Harold and Alyce Mackin the main house. Beulah indicated that the Mack's built this small house for Dan & Alice. .

Beulah told us that the Macks did not return to the Metolius in 1931 and merely abandoned the property. The depression was obviously a factor, but apparently they, the Macks, did buy or build a place on the McKenzie River. It seems incredible that they would simply walk away after allegedly paying \$50,000 for the property. An article in The Oregonian on June 8, 1930, section 2, page 2 relates that Mack paid that amount for the property. See the copy of that article for more details.

Beulah Heising Coffelt and her husband Cleo stayed on during the winter of 1930 as caretakers for the power house which supplied electricity to the Zehntbauer summer home which was completed in May of 1930. She related that after Mack abandoned the property in 1931, Dan and Alice moved back into the main house. Cleo and Beulah Coffelt remained in the little house, until Mr. Zehntbauer built a new dwelling for them in 1936.

A letter from the attorney for the Macks spelled out that Mr. Zehntbauer was taking over the property from the Macks.

On February 24, 1933 Alyce S. Mack and Harold L. Mack conveyed the 137 acres of property to JAZ. This was recorded on March 24, 1933 in Jefferson County Book of Deeds #12, page 448. We do not know if there was a formal foreclosing of the mortgage on the property. It is possible that John Gallois financial situation had deteriorated and that might have caused the delay.

A deed executed on February 11, 1933 by Alice and Dan Heising conveyed a parcel of property of unspecified acreage to JAZ. This was recorded on March 24, 1933. Recorded on the same date were a quitclaim deed to water rights from the Heisings to JAZ and a lease JAZ to Alice L. Heising to operate the resort for the period from May 1, 1932 and ending on January 1, 1935. (We note at this time Alice signed as Alice M. Heising. Her full name was Alice Lillian Metler Heising. Sometimes she signed Alice L. and sometimes Alice M.) Note this was recorded on the same date as the Mack to Zehntbauer deed.

The lease referred to in the above paragraph contained a provision that the lessee (Heising) might remain for a period of up to five years from May 1, 1932 even if no new lease had been entered into. That provision allowed for possible recovery of the cost of improvements by the lessee, or application of those costs to lease payments.

In December 1937 the property was leased to the G. W. "Bill" and Otto Haney. Initially Haney called it Metolius Lodge and Dude Ranch. Beulah Coffelt was certain that Bill Haney came up with the name Circle M. We have not confirmed that at this point but

will check branding records to see when it was first used. Haney was unable to keep up the payments so the lease was terminated.

In December 1939 Curtis and Diana Green leased the property for a guest ranch. We have a copy of a brochure (the original is held by Beulah Coffelt) advertising Metolius Circle M. Ranch, Curtis Green, manager. Beulah related that Green had come from around John Day and had been a hostler for Bill Haney. .

In 1943 Cliff and Margery Ralston leased the property and continued to operate a Circle M. Ranch. Beulah Coffelt stated that Margery had worked for the Greens and was working on the property when Cliff Ralston took over. They subsequently married and operated the resort. Raymond Hatton in his book (Sisters Country) stated that the Ralstons operated the resort until it was purchased in 1952 by Leonard Lundgren. This is incorrect.

Johgn & Elizabeth Zehntbauer had conveyed ownership of the property to their four children and spouses in the years 1947 through 1950. Leonard and Evelyn Lundgren had occupied the Zehntbauer home since 1942 and obviously were primary caretakers for the family interests.

We enter the following at this time regarding the Gallois property, which the Lundgrens acquired later.

On May 19, 1948 John & Eliza McM. Gallois deeded their properties (10.00 and 2.63 acres) to Burton S. Woodruff and Peron & Robert Rehorn. (Deed #X) Filed in Jefferson County Deeds Book 18, Page 620.

On June 9, 1948 Burton Seward Woodruff and Peron & Robert Rehorn deed the house on the Metolius properties to Eleanor Bechen (Deed Y) Files in Jefferson County Deeds, Book 19, pages 620 & 621.

It could be possible that the Woodruff/Rehorn group held the property for some period prior to the Gallois transferring title to them. You normally don't buy in May and sell in June. Perhaps Peter Bechen can throw some light on this.. (Or maybe Kitty Warner?)

Leonard Lundgren then, 1953, leased the property to Joe Sill and Nick Nicolai. who continued to operate it as a dude ranch until 1957 (per Hatton).

In January 1958 Lawrence & Betty Dyer who were caretakers for the Lundgren family, occupied the old Heising dwelling and remained there until it was determined to be unsafe and was torn down in 1960.

In February and March 1964 John A. Zehntbauer, Jr, Elizabeth Zehntbauer Inman, Jane Zehntbauer Sanders and their spouses conveyed their one quarter interests in the property to Leonard & Evelyn Lundgren.

In 1969 Leonard Lundgren purchased the House on the Metolius property from Eleanor Bechen. This returned the entire 160 acres in the quarter section to the Zehntbauer/Lundgren family.