Southwest Corvallis from the Time of Settlement to Today

A research paper written for GEO 522, Reconstructing Historical Landscapes

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# Table of Contents

Introduction ................................................................................................................................. 1
Presettlement Vegetation ............................................................................................................... 2
Early Land Claim, Land Ownership, and Land Use ................................................................. 4
The Nash Family .......................................................................................................................... 7
  Getting Started in Benton County ....................................................................................... 8
  Origin of Nash Avenue ....................................................................................................... 10
  Subsequent Land Ownership .............................................................................................. 10
  Jesse and Edna (Wyatt) Nash ............................................................................................. 11
Land Use in the Early to Mid-1900s ........................................................................................ 14
  Country Club ...................................................................................................................... 14
  Apple Orchards .................................................................................................................... 15
  Other Uses ............................................................................................................................ 17
Late 1900s to Today .................................................................................................................. 17
  Zoning and Parceling ......................................................................................................... 17
  The Connection to Brooklane Drive .................................................................................. 18
  Development ....................................................................................................................... 19
Future Land Use and Development ....................................................................................... 20
Appendix A. Reference to Deeds Mentioned in this Paper ................................................ 22
References ................................................................................................................................. 23
Introduction

This paper will address the question: “How has the landscape of Southwest Corvallis changed from the time of settlement to today, particularly the area around Southwest Nash Avenue?” Figure 1 illustrates the area of interest. This paper will focus generally on the area within the large red rectangle, and more specifically on the area within the smaller red rectangle, which contains parts of sections 8 and 9 of Township 12S, Range 5W in Benton County, Oregon.

![Figure 1. Area of interest covered by this study.](image)

I have a personal interest in researching the historical landscape of Southwest Corvallis – I live in the area and would like to know more about how my property and the landscape surrounding it have changed over time. I am also particularly interested in the origin of Nash
Avenue (called Southwest Nash Avenue today) and the Nash family, after hearing anecdotes from local residents who mentioned that the street is named for the Nash family, who owned property along the street many years ago.

**Presettlement Vegetation**

Although this paper focuses on changes in the landscape since the time of European settlement, it is important to comment on the appearance of the landscape and the human uses and other forces that affected it prior to the time of settlement. Native Americans played a critical role in shaping the landscape of the Willamette Valley prior to the arrival of European settlers, primarily through the use of fire.

Regular burning of the valley floor maintained tall grasslands with oak openings and some oak forest [11]. The original land survey notes contain information on the species of trees used as witness markers as well as general comments about the ecotones crossed by the surveyor. The example shown in Figure 2 contains notes from the original 1853 land survey for Donation Land Claim 49, which covered much of the study area.

Evident in Figure 2 are notations of oak and ash trees, and the transition from prairie to timber. Many studies [e.g., 11, 20] have

![Figure 2](image)

*Figure 2.* Notebook page 2 of 4 describing the survey of Donation Land Claim 49 [8].
reconstructed the presettlement vegetation of Oregon by examining the original land survey notes and written accounts of settlers [e.g., 10], among other sources. Figure 3 provides an example of the work done by the Oregon Natural Heritage Information Center.

Figure 3. Historic and potential natural vegetation for Donation Land Claim 49 (George Bthers claim), as delineated by the Oregon Natural Heritage Information Center [20].
The original land survey map (Figure 4) described much of the area as “Rolling Prairie” and “Oak Opening.” Other early accounts also described those vegetation types across the Willamette Valley [22].

![Figure 4. A subset of the original Donation Land Claim survey map for T12S R5W in Benton County, Oregon [8].](image)

**Early Land Claim, Land Ownership, and Land Use**

The original Donation Land Claim records provide information on land ownership at the time of settlement in Benton County [8]. Most of T12S R5W Section 9 (hereafter referred to as “Section 9”) was included in the 602.75-acre claim made by George and Keziah Bethers (Figure
5) who traveled to Oregon from Ohio in the early 1850s. The claim was officially surveyed in 1853. An early indication of how the land in Section 9 was used by the settlers can be found on the final page of the surveyor’s notes:


As early as 1853 the Bthers family (and perhaps others working on their claim) had already fenced in a good deal of land, with several acres under cultivation. The original land survey map (Figure 4) does not display the cultivated land within Section 9, but does display land under cultivation in other Sections.

Examination of the surveyor’s notes for the claims in those areas would likely yield additional information about how the land was used in the early 1850s.

Elmer Bthers, the son of George and Keziah, was interviewed in the late 1930s as part of the WPA Historical Records Survey [3]. Discussing his father, Elmer recalled:

He took a claim by Bellfountain but gave that up and moved near Corvallis. His claim of about 600 acres was about two miles southwest of town on the low hills just west of the Plymouth church. It is now largely covered by apple orchards.

Father raised stock, sheep, cattle and horses. He did not till the land to any great extent, but managed to have something to sell every time he went to town, and so he prospered. The soil in those days would produce 75 bushels of wheat. About fifteen acres were planted to apples. I remember especially the Greenings and Grindstone apples. Father used to bury them in pits and they would keep and be good for a year.
Ida Locke, whose father Marion Cooper was one of the original Benton County settlers, recalled in another WPA interview that the Bthers homestead was “about two and one-half miles southwest of Corvallis in the Plymouth Community. The place was on the low hills not far from the golf links [Corvallis Country Club)” [15].

Land within the original Bthers claim has changed ownership many times over the years (Table 1). This study focused on the parcel of land within the Bthers claim that eventually bordered the southeast end of Nash Avenue. In 1875 George Bthers sold a 133.33-acre parcel to Ezra Dixon (a descendant of the early Dixon settlers) for $4,000 paid in gold coin [2]. (Note: reference information for deeds mentioned in this paper is available in Appendix A.) A few years later, Dixon sold a slightly larger parcel to George W. Cooper, who ten years later sold the same parcel to Charles C. Huff [2]. Cooper and Huff were both important Benton County pioneers, and the Benton County Historical Society (BCHS) contains a wealth of information about the Cooper and Huff families. The original Huff house still stands today near Corvallis, just south of Southwest Nash Avenue on the east side of 53rd Street.

Table 1. Changes in land ownership of the 80-acre Nash parcel and surrounding land over time [2, 13, 18].

<table>
<thead>
<tr>
<th>Seller</th>
<th>Buyer</th>
<th>Date</th>
<th>Acreage</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>US Government</td>
<td>George W. Bthers</td>
<td>12-12-1853</td>
<td>602.75</td>
<td>Free</td>
</tr>
<tr>
<td>George W. Bthers</td>
<td>Ezra Dixon</td>
<td>05-10-1875</td>
<td>133.33</td>
<td>$4,000</td>
</tr>
<tr>
<td>Ezra Dixon</td>
<td>George W. Cooper</td>
<td>12-29-1882</td>
<td>141.37</td>
<td>$4,940</td>
</tr>
<tr>
<td>George W. Cooper</td>
<td>Charles C. Huff</td>
<td>10-08-1892</td>
<td>141.37</td>
<td>$4,700</td>
</tr>
<tr>
<td>Charles C. Huff</td>
<td>Gershon H. Nash</td>
<td>07-29-1904</td>
<td>80.00</td>
<td>$2,600</td>
</tr>
<tr>
<td>Gershon H. Nash</td>
<td>Iva B. Nash</td>
<td>prior to 1929</td>
<td>80.00</td>
<td>N/A</td>
</tr>
<tr>
<td>Iva B. Nash</td>
<td>Jesse Nash</td>
<td>prior to 1938</td>
<td>80.00</td>
<td>N/A</td>
</tr>
<tr>
<td>Jesse Nash</td>
<td>Robert L. Skelton</td>
<td>ca. 1958</td>
<td>80.00</td>
<td>N/A</td>
</tr>
<tr>
<td>Robert L. Skelton</td>
<td>Varies</td>
<td>1960s to 1990s</td>
<td>Varies</td>
<td>Varies</td>
</tr>
</tbody>
</table>
As in other newly-settled areas, agriculture was the predominant activity in Benton County. Although it is difficult to know exactly what crops were grown or what animals were raised in the area around Nash Avenue, there are descriptive agricultural data available for Benton County from that time. The US Census Reports for Agriculture, Population, and Industry reported 5,589 acres of improved farmland in Benton County by 1850, spread among 110 farms. That land produced about 750 acres of wheat and 10 acres of oats [16]. By 1860 the amount of improved farmland increased significantly to 107,341 acres, with 2,380 acres of oats and 2,750 acres of wheat. That same year, 14,882 bushels of potatoes, 1,643 bushels of peas and beans, and 5,204 bushels of Indian corn were also recorded [16]. Thousands of grazing animals were present on Benton County farms by 1860, and grazing animals were the “foremost industry” in Benton County at that time [21].

The Nash Family

Census records indicate that the Nash family traveled to Oregon from Iowa in the early 1900s. As of the 1900 census, the family was still living in Keokuk Township, Wapello County, Iowa [25]. The 1910 census listed the family as living in Benton County, Oregon [25], and deed records indicate that the family was living in Benton County by at least 1904 [2], so the family must have traveled to Oregon sometime between 1900 and 1904. The 1900 census also recorded that Gershon Hull Nash was born in Iowa around 1853, his wife Nancy was born in Iowa around 1861, and they were married around 1883 [25]. They had three daughters – Elva, Ruth, and Iva – and one son, Jesse. Elva, the eldest child, was not listed on the 1910 census with the rest of the family – she may have been married by that time, lived in a different household, perished, or some other possibility. Jesse, Ruth, and Iva were all living in the family house at the time of the 1910 census. Another man with the last name of Nash was quite prominent in Corvallis in the
mid- to late-1800s – Wallis Nash, an Englishman, pursued many ventures in Corvallis and Benton County, including the construction of a railroad from Corvallis to Yaquina Bay. Perusal of census records indicated no link between Wallis Nash and the family of Gershon Nash.

In 1885 the Benton Board of Immigration was formed to promote Corvallis to other areas of the country [17]. A report published in 1877 described Benton County in glowing terms [19], and subsequent publications [e.g., 5, 29] painted an even rosier picture of Corvallis and Benton County. These publications were likely distributed to Midwestern states. A 24 July 1886 article in the Corvallis Gazette mentioned that a group of Iowans toured the Willamette Valley and were “told the wonders of Benton County” by the Board of Immigration [described in 17]. Although no evidence was found to indicate that the decision of the Nash family to move to Benton County was influenced by these printed materials, or by word-of-mouth promoting the area, it is certainly possible.

**Getting Started in Benton County**

Gershon Hull Nash purchased an 80-acre parcel of land from Charles C. Huff in 1904 (Table 1) [2]. The location of the parcel is best visualized in the Metsker’s Atlases (as in Figure 6), and was located near the east end of what is now Southwest Nash Avenue, adjacent to the south side of the street [18]. The current Brooklane Drive passes through this parcel, connecting to the corner...
where Southwest Nash Avenue and 45th Street meet. Gershon built a house on the parcel of land in 1904 [14]. The original Nash farmhouse (Figure 7) is still standing today along Southwest Nash Avenue (see Figure 6 for location).

Gershon Nash’s occupation was listed as “Farmer” on both the 1900 census in Wapello County, Iowa and the 1910 census in Benton County, Oregon. Gershon died in Benton County on 5 Aug. 1916. His death certificate lists his occupation as “Farmer” [28]. I was unable to locate documents or photographs that would help determine how Gershon farmed the land, and no current residents along Southwest Nash Avenue remember the time when Gershon lived in the farmhouse.

Figure 7. Original Nash farmhouse, built in 1904 (picture taken by the author, March 2008).
**Origin of Nash Avenue**

Deed records indicate that on 5 Aug. 1904 (just a few days after Gershon Nash purchased his 80-acre parcel of land – see Table 1), Nash purchased an additional 20-foot wide strip of land from Charles Huff for $1.00 [2]. That strip of land was situated along the north edge of Huff’s property, and was purchased to be used as a roadway for the Nash family to reach their property from the west. The roadway stretched from the Nash farmhouse westward to 53rd Street. On 28 Mar. 1908 the road was officially dedicated as Nash Avenue within a deed of sale from Charles Huff to Albert Cook [2]:

> ...agreement heretofore made between the grantors, and G.H. Nash and Virgil E. Watters all of Benton County, Oregon that all of said parties upon the demand of any of them, shall with their respective wives, join in a deed of dedication of other appropriate instrument for the purpose of dedicating to the use of the public and so that the same shall be a highway open to the public at all times…

A two-track path or crude roadway may have existed prior to the 1904 sale. Current Southwest Nash Avenue residents recall a story told by past residents that Nash Avenue was originally the driveway for the Nash family to reach their property from 53rd St [14]. It is also possible that this story refers to the actual roadway designated in 1904 (or to the road during the period between 1904 and the road’s dedication in 1908) as there was likely little traffic along the roadway aside from Nash family members, and at that time it does not appear that Nash Avenue was attached to 45th Street to the east.

**Subsequent Land Ownership**

For some reason deeds and other records of land ownership from the early- to mid-1900s proved elusive; only the Metsker’s Atlases indicate ownership of the 80-acre Nash parcel during that period of time. Gershon’s wife Nancy signed his death certificate in 1916 (i.e., she was still living at that time), and ownership of the parcel was presumably transferred to her after
Gershon’s death. By 1929, Iva Nash, the youngest of the Nash children, owned the land (Figure 6) [18]. It is possible that Iva inherited the land from her mother. Another possibility is that Iva married at some point not long after 1929 (according to census records Iva would have been about 29 years of age in 1929), taking a new surname and potentially moving from the area. The name Iva Nash is not listed in the 1920 census for Benton County. By 1938 the parcel was owned by Jesse Nash, Iva’s older sibling [18].

**Jesse and Edna (Wyatt) Nash**

In contrast to the search for materials about Iva Nash, much more information was available describing Jesse and Edna Nash and how they used the 80-acre parcel of land. Edna came from a family of early Benton County pioneers (the Wyatt family), and the BCHS has a folder with information about Edna (and folders for other members of the Wyatt family). Edna married Jesse Nash in 1917 and they lived on the farm for many years, moving there sometime after 1929 [18]. A 1978 Corvallis Gazette-Times article about Edna stated: “The couple had an 80-acre farm on what is now known as Nash Avenue. They later had a small dairy after Hull, as her husband was known, gave up raising beef cattle during the Depression.” [13] It is unclear whether Jesse raised cattle along Nash Avenue or elsewhere – it is possible that he kept his cattle at the Oak Shade farm (three miles west of Corvallis), which was owned by the Wyatt family. A 1988 footnote by Robert Hamill, typed at the bottom of the 1978 Gazette-Times article obtained from BCHS, indicated that the Oak Shade farm was still under Wyatt ownership at that time, and that he remembered moving the cattle “back and forth from Oak Shade farm to Marys Peak where the Wyatt and Nash cattle were summer pastured at the top.” [13] The order of events requires further research, but at some point Edna inherited the land at the top of Mary’s Peak from her father. The article does state that Edna and Jesse “used [the land] for cattle pasture
until the government bought it in 1934,” which leads me to believe that they were living and tending their cattle elsewhere (perhaps at Oak Shade farm) before moving to Nash Avenue.

Jesse Nash died in 1958 and at that time Edna moved into Corvallis proper [13]. The ownership of the 80-acre parcel at that time remains unclear, although at some point in the near future the land was sold to Robert Skelton. A 1967 deed describes a sale of land from Skelton to another party, but the original deed of transfer to Skelton could not be found [2].

A 1936 aerial photograph shows the land surrounding Nash Avenue, and a portion of the 80-acre Nash parcel (Figure 8). Jesse and Edna may have occupied the property by that time. The land around Nash Avenue appears to be largely agricultural, with planted fields or pastures, and orchards. The aerial photograph shows that by 1936, Nash Avenue was connected to 45th Street at the east end, and a track (now Brooklane Drive) leads from that corner onto other land. The Nash farmhouse is located in the very upper left corner of the red box.

Figure 8. 1936 aerial photograph of the land surrounding Nash Avenue. The red box indicates the portion of the 80-acre Nash parcel captured in the photograph (OSU Archives 1936 aerial photo ID 1017) [24].
Figure 9. 1948 aerial photograph of the land surrounding Nash Avenue. The red box indicates the portion of the 80-acre Nash parcel captured in the photograph (OSU Archives, 1948 aerial photo DFJ-4D-132) [27].

Figure 10. 1956 aerial photograph of the land surrounding Nash Avenue. The red box indicates the rough boundaries of the 80-acre Nash parcel (OSU Archives, 1956 aerial photo DFJ-3P-83) [26].
Land Use in the Early to Mid-1900s

In general, agriculture (growing field crops for harvest or pasture, and raising livestock) was the single largest use of land around Nash Avenue (and across Benton County) during the early to mid-1900s. Numerous books, pamphlets, and other materials extolled the virtues of Benton County’s soil and climate for agricultural purposes [e.g., 5, 23, 29]. I will describe some additional uses of the land during this period.

Country Club

The Corvallis Country Club and golf course sits just northeast of Southwest Nash Avenue. The land for the Country Club was purchased in 1919, and the original golf course was added in the mid-1920s [6, 18]. The Corvallis Country Club holdings are visible in the 1929 Metsker’s Atlas (Figure 6). By 1962 the Country Club had increased its holdings significantly (Figure 11), expanding the golf course along 45th Street. Additional research would likely yield more information about the origins of the Country Club and how the Club has used the land along 45th Street over the years.

Figure 11. Image from 1962 Metsker’s Atlas, showing the extent of the Corvallis Country Club holdings [18].
Apple Orchards

Numerous sources provide evidence of extensive orchards on the land surrounding Nash Avenue in the past. Perhaps most significant were the apple orchards that appear to have been present in some extent during the early to mid-1900s. The Oregon Apple Company (OACO), owned in part by William Kerr, who at the time was president of the Oregon Agricultural College (now OSU), had laid out 1000 acres of orchard tracts in Benton County by 1910 [23]. Part of the OACO land was located along Nash Avenue, as evidenced by multiple deeds (example in Appendix A) [2]. The materials found seem to indicate a booming business in the sale of residential tracts of land within apple orchards in the early 1900s (e.g., Figure 12).

Deeds from 1912 and 1913 describe the sale of land along Nash Avenue to OACO, and subsequent deeds describe the sale of OACO orchard tracts along Nash Avenue to individuals [2]. Careful examination of OACO-related deeds would enable mapping of the tracts to determine the exact location and extent of the OACO orchard parcels. All of the transactions involving single OACO tracts of land were completed for the sum of ten dollars – it would be interesting to explore further to determine why that sum was so prevalent (and so seemingly inexpensive, even for a century ago). Indeed, the

Figure 12. Full-page advertisement from a 1904 magazine (title unknown) promoting the sale of OACO apple orchard tracts (source: eBay auction).
industry built around selling apple orchard tracts in western Oregon (OACO was not the only company doing so in the early 1900s) is a very interesting topic that bears further examination.

One particular deed described the sale of multiple OACO tracts of land, apparently near Alpine, Oregon (Appendix A). Of interest are the terms agreed upon within the deed:

Oregon Apple Orchard Co. hereby agrees that at its own expense and during the next planting season succeeding the date itself, it will clear and prepare [sic] for planting Lots numbers Thirteen (13) and Twenty-five (25), containing ten (10) acres, more or less, and plant the same to suitable [sic] commercial apple trees, planted about thirty (30) feet apart, making fifty (50) trees per acre, and that it will care for, cultivate and spray said trees as may be necessary for a period of four (4) years from the date of planting, and should any of the said trees die during said term it will replace same free of all charge. Oregon Apple Orchard Company agrees to pay all taxes levied against said land for two years from date.

Large orchard tracts are visible along Nash Avenue in the 1936 aerial photograph (Figure 8). By 1948 the orchards were reduced substantially (Figure 9), and by 1962 almost no orchards remained (Figure 10). The Metsker’s Atlases show that all of the parcels contained within the land bounded by 53rd Street, Country Club Drive, 45th Street, and Nash Avenue was owned by “Pleasant View Fruit Farms.” I found no further information about this entity, but the land is parceled into lots in a manner similar to the OACO tracts. It is possible that OACO chose that name for their collection of tracts along Nash Avenue (similar to how developers today give their subdivisions names such as “Grand Oaks”), or it may have been a different company altogether.

Apples were not the only orchard crop grown along Nash Avenue. Debi Estill, who grew up along Nash Avenue in the 1960s, recalls a walnut orchard near the west end of Nash Avenue along the south side of the street [9]. A few English walnut trees remain in the area, possibly remnants of the original orchard.
Other Uses

Debi Estill recalled that a family with the surname of Cody (spelling uncertain) lived for a while in the house to the west of the Nash farmhouse, where they raised nutria in the back. Debi remembered a concrete-based structure for housing the animals, and that the operation emitted very foul odors. Debi also recalled that a family with the name of Emigh lived in the same area and raised racehorses on the south side of Nash Avenue [9].

Late 1900s to Today

Zoning and Parceling

Benton County conducted an extensive rezoning of land across the county in 1974 [7]. Nine major land use zones were identified. The rezoning was highly controversial at the time, with fears that the new zoning laws would cause Corvallis and other areas of Benton County to resemble Southern California. At that time, the area around Southwest Nash Avenue was rezoned as Rural Residential, on which 1-acre to 10-acre lots can exist [7].

As in most other areas of the country, the land in and around Corvallis has been broken into smaller parcels over time. Land ownership records are a bit unclear as the acreage included in each sale is missing from many of the later deeds, but it seems that the 80-acre Nash parcel remained mostly intact until the early 1990s, when it was split into several pieces [14]. The original Nash farmhouse now sits on a 1.10-acre lot. A 4.86-acre lot is owned by the residents to the south of the Nash farmhouse, and to the south and southwest of that parcel is a 37.57-acre lot now owned by the Harmony Training Center, a horse boarding and training stables. The horse arena is the largest structure visible within the red box in Figure 13. Additional plots to the east along Brooklane Drive must have been sold from the original 80-acre parcel at some point, but those records were not obtained.
Figure 13. 2006 aerial photograph of the land surrounding Southwest Nash Avenue, captured from the Google Maps website. The red box indicates the portion of the 80-acre Nash parcel displayed in the photograph.

The Connection to Brooklane Drive

Brooklane Drive currently winds from Highway 20/34 (Philomath Blvd) in a southwesterly direction to 45th Street, which it meets at the corner of Southwest Nash Avenue. But Brooklane Drive wasn’t connected through to 45th Street until the mid-1990s. Benton County and the City of Corvallis originally wanted to connect Brooklane Drive to Southwest Nash Avenue rather than to 45th Street. As a connector between Brooklane Drive and 53rd Street, Southwest Nash Avenue would have undergone extensive reconstruction, such as a doubling in
width and the addition of bicycle lanes. Many of the local residents along Southwest Nash Avenue complained and mounted a protest against the plan, eventually influencing the city and county planners to connect Brooklane Drive to 45th Street instead [14]. 45th Street was widened, bike lanes were added, and now the street handles traffic traveling from Brooklane Drive to Southwest Country Club Drive.

Regardless of the routing, traffic along Southwest Nash Avenue has increased significantly in the past decade due to the greater number of people living in new subdivisions near the golf course, along Brooklane Drive, and along 45th Street. Many of those drivers use Southwest Nash Avenue as a connector to 53rd Street, and some other drivers have commented that they take 53rd Street to Southwest Nash Avenue to Brooklane Drive as a (seemingly circuitous) route to avoid Highway 20/34 [12]. Since Southwest Nash Avenue is essentially the same width today as it was at the time of its dedication in 1908, cars frequently have to pull off the road to allow larger vehicles to pass, such as huge diesel trucks hauling horse trailers.

**Development**

When asked to describe the biggest change in Southwest Corvallis in the last decade, most residents will reply “development” [12]. Near Southwest Nash Avenue, developers such as Legend Homes have built entire subdivisions along 45th Street (Figure 14), while other developers such as Scott Sanders have plotted out and begun development of controversial subdivisions along Brooklane Drive [1]. Stoneybrook Assisted Living Facility, located north of Southwest Nash Avenue along Country Club Drive, has expanded significantly in the last decade and now occupies a large portion of the land previously owned by Pleasant View Fruit Farms (see 1962 Metsker’s Atlas map in Figure 11 for reference). The Stoneybrook development is
visible along the top of the 2006 aerial photograph in Figure 13, and as of 2007 all of the land under development was filled with new houses.

Figure 14. View from near the corner of Southwest Nash Avenue and 45th Street, looking northeast across old Rural Residential-zoned fields toward new development along 45th Street (picture taken by the author, March 2008).

**Future Land Use and Development**

Although it is difficult to predict what changes will influence the land around Southwest Nash Avenue in the future, most residents feel certain that the area will be annexed by the City of Corvallis in the not-too-distant future. The area is just outside the Corvallis city limits, and is entirely contained within the Urban Growth Boundary (Figure 15). The area will likely see continued development pressure coming from the north (Stoneybrook Assisted Living Facility)
and the east (Legend Homes or a similar developer). For now, the area around Southwest Nash Avenue is appreciated by those who desire a rural residential place to live, while being just minutes away from Corvallis.

Figure 15. Map displaying the Corvallis City Limit and Urban Growth Boundary, for the area around Southwest Nash Avenue (map was compiled using GIS data obtained from the City of Corvallis) [4].
## Appendix A. Reference to Deeds Mentioned in this Paper

<table>
<thead>
<tr>
<th>Book</th>
<th>Page</th>
<th>Record #</th>
<th>Date</th>
<th>Occurrence</th>
</tr>
</thead>
<tbody>
<tr>
<td>L</td>
<td>30</td>
<td>N/A</td>
<td>05-10-1875</td>
<td>Sale of 133.33 acres from George Bethers to Ezra Dixon.</td>
</tr>
<tr>
<td>O</td>
<td>541</td>
<td>N/A</td>
<td>12-29-1882</td>
<td>Sale of 141.37 acres from Ezra Dixon to George Cooper.</td>
</tr>
<tr>
<td>31</td>
<td>440</td>
<td>N/A</td>
<td>10-08-1892</td>
<td>Sale of 141.37 acres from George Cooper to Charles Huff.</td>
</tr>
<tr>
<td>44</td>
<td>113</td>
<td>N/A</td>
<td>07-29-1904</td>
<td>Sale of 80.00 acres from Charles Huff to Gershon Nash.</td>
</tr>
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<td>44</td>
<td>120</td>
<td>N/A</td>
<td>08-05-1904</td>
<td>Sale of Nash Avenue roadway from Charles Huff to Gershon Nash.</td>
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<tr>
<td>47</td>
<td>527</td>
<td>N/A</td>
<td>03-28-1908</td>
<td>Agreement for dedication of road for public use between G.H. Nash and Virgil Watters, contained within a deed of sale from Charles Huff to Albert Cook.</td>
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<tr>
<td>53</td>
<td>574</td>
<td>N/A</td>
<td>05-19-1911</td>
<td>Sale of multiple OACO orchard tracts (near Alpine, Oregon) to Laurence Hensehen for $5,250.00. Describes orchard work that OACO would perform.</td>
</tr>
<tr>
<td>55</td>
<td>350</td>
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<td>01-25-1912</td>
<td>Sale of land along Nash Avenue from L. Wattles Rhode to OACO for $10,500.00.</td>
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<td>56</td>
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<td>Sale of an OACO orchard tract along Nash Avenue to William Jones for $10.00.</td>
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<td>N/A</td>
<td>M-5098</td>
<td>10-16-1967</td>
<td>Sale of 0.48 acre parcel from Robert Skelton to Harold Mannhalter.</td>
</tr>
</tbody>
</table>

**Note:** As of March 2008, all of these deed records can be found in deed books or on microfiche in the Benton County Records Office, located in the Benton County Courthouse, Corvallis, Oregon.
References


5 Corvallis Board of Trade and Yaquina Board of Trade. 1890. “Benton County, Oregon. The Heart of the Famous Willamette Valley.” Lewis & Dryden, Portland, Oregon.


23 Success in Benton County. Published circa 1910. Corvallis Commercial Club.


