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HOWE, DAVIS & KILHAM, MANUFACTURERS, PORTLAND, OREGON.

## *Explanatory Notes.*

*HE—Homestead Entry.*  
*FHE—Final Homestead Entry.*  
*F Ct—Final Certificate.*  
*CE or TCE—Timber Cash Entry.*

*PE—Pre-emption Entry.*  
*Ind Allot—Indian Allotment.*  
*T App—Timber Application Filed.*  
*O & C—Ore. and Cal. R. R. Lands.*

*N P R R—North Pac. R. R. Lands.*  
*S—State or School Lands.*  
*FLS—Forest Lieu Selections.*

*Drawn by Frank E. Alley, Architect, Roseburg, Or.*

# Frank E. Alley, Abstracter

## Land Attorney



Photo by Lewis

The business world is managed and conducted according to a carefully planned and well tried system. Nothing is left to chance by the successful man of today. The "go-as-you-please" manner of conducting affairs will not lead to the goal of success. The day of the all round doctor, lawyer or mechanic is rapidly passing. The man who has a place in the front rank of art, science, literature or commerce, must needs be a specialist. Especially is this true as applied to the transaction of business effecting title to real property.

In former years the family lawyer was the custodian of the deeds and records forming the chain of title to his client's property. This custom, now obsolete, has been handed down from a time when the law of entail prevailed and the title to real property was generally derived by inheritance; when the common people seldom became owners of real property and before the dealers in real estate had become a business. Since the ownership of land has become general, this custom has to a great extent been abolished, especially as the dealing in real estate has become a business which requires equally as great skill and care as does that of banking.

"Real estate is the basis of wealth" and forms the chief asset in nearly all great fortunes. How obvious it is, then, that all transactions in connection with the transfer of real estate should be jealously guarded and protected. One can not, in buying real estate, even from a most trusted, afford to take his word that the title is perfect. The owner may honestly believe it to be so and may have enjoyed ownership for years without molestation, but the possibility of a flaw in the title, an unrecorded deed, a dower in-

terest unsettled, a mortgage not cancelled of record, or some other irregularity, may form the basis of a vexatious and expensive law suit.

The necessity of bringing all the records pertaining to real estate in Douglas county under a system through which complete and reliable information could at once be obtained and under which such information could be properly prepared and furnished to property owners, induced Mr. Frank E. Alley to make a complete transcript of the records of Douglas county, properly indexing each instrument under the proper section or subdivision, in accordance with the latest and most improved system of abstracting. In indexing the records Mr. Alley has not only prepared what is known as the "property index"—i. e., where the index refers to all instruments affecting the title to the land under consideration, but has also arranged an "ownership index," enabling him to ascertain the description of any land owned or acquired at a given time, thus making a double checking as to the correctness of all work.

In the summer of 1900, while engaged in the practice of architecture, Mr. Alley was asked by local timber men to make a few tracings from the township maps on file in the District Land Office at Roseburg and prepare blue prints of same, showing the land subject to entry. After preparing a few of these tracings he found there was a great demand for these blue prints by timber locators and others, who desire reliable information and prompt service. To meet this demand Mr. Alley secured assistance and prepared a complete set of tracings of all the township maps in the Roseburg district. By keeping these tracings carefully corrected up to date, by attending promptly to all orders received and by treating all customers fairly and honestly, without disclosing the locations in which different timber men were working, Mr. Alley rapidly acquired the greater portion of the blue print business. He then secured additional help in the office and engaged in preparing papers used in connection with applications for government land.

To properly attend to the growing business and meet the many inquiries from his customers it became necessary to be versed in land office practice. He therefore secured a complete set of Decisions of the Department of the Interior (the only set in the county, excepting those belonging to the Department and used by the Register and Receiver) and thoroughly familiarized himself

## Frank E. Alley, Abstracter and Land Attorney (Continued)

with the rules and decisions of the Department in acquiring title to public land. During the last four years, Mr. Alley has made a careful study of the laws affecting public lands and land titles and can justly claim to be especially qualified to handle cases before the Land Department and to make examination of titles. His success in securing the patronage of timber locators, and those having business to transact before the District Land Office, was equalled by his success in securing the greater share of the abstract business in Douglas County.

In addition to the general abstract work and land office practice Mr. Alley has opened a separate department devoted exclusively to the adjustment of assessments and payment of taxes for non-resident property owners. To this work he gives his personal attention, appearing before the different Boards of Equalization to see that the property is properly described and equitably assessed, notifies the owner as to the amount of taxes due and makes payment of same at the proper time. This department is well patronized by Eastern investors, as they are thus saved considerable trouble in corresponding and avoid any danger of losing the property through failure to pay taxes.

By reason of his wide acquaintance with those who have taken up timber claims in this district and with timber buyers who are operating here, Mr. Alley is in a position to greatly assist those who wish to dispose of their claims, and also to secure bodies of timber for eastern investors. He has a good general knowledge of the various timbered regions of Southwestern Oregon and can bring the buyer in touch with those who desire to sell, thus saving the commission which is usually added by "middle men."

Mr. Alley is resident agent for the Firemans Fund Insurance Company, the Queen Insurance Company, the Atlas Insurance Company, and also does general conveyancing and notarial work.

The rapid growth of his business can be better realized by comparing the original office in which Mr. Alley commenced business (being a room about twelve by fourteen, over the sash and door factory of J. G. Flook,) with his present quarters. On completion of the Douglas County bank building Mr. Alley secured a suits of

rooms which had been specially prepared for his business, consisting of four large office rooms, with a store room and printing room for his blue print work. In April, 1906, after having secured the greater part of the abstract business of the county, he purchased the records and outfit of the Title Guarantee and Loan Company and is now conducting a branch office in the room formerly occupied by W. C. Hilderbrand. This room is fitted with a large fireproof vault and contains a complete set of fireproof safety deposit boxes for the convenience and security of his clients.

For the past three years it has required the help of from seven to twelve clerks to enable Mr. Alley to properly attend to the work required by his many clients. At the present time his office force consists of: Minnie W. Shupe, secretary and stenographer; Nels Osmundson, abstracter; Louise L. Meeker, Rita K. Cobb, Mattie Perry and Jessie Flook, stenographers; Lula J. Hughes, Alice C. Mahn and Julia Bishop, copyists; C. H. Fisher and Raymond Jackson, draughtsmen.

The accompanying engraving is from a photo of his office force during 1905.

The subject of this sketch was born on September 12, 1870, near Lincoln, Nebraska, at which place he received his education. Moving to California, with his parents he was employed as secretary of the Magnolia Cannery at Healdsburg, California, for one year, after which he removed to Eugene, Oregon, where he remained three years. In 1892 he was married to Miss Corinne Churchill, daughter of William Churchill, who was one of the early settlers of Douglas County. At this time he removed to Victoria, British Columbia, where he engaged in the sash and door business until 1897, at when he came to Roseburg to accept the position as foreman with the J. G. Flook Company and acted in this capacity until 1900, when he established his present business.

He is an active member of Roseburg Lodge No. 16 A. O. U. W., Mystic Lodge No. 13, D. of H., Independent Order of Foresters, Royal Arcanum, Laurel Lodge No. 13 A. F. & A. M., Laurel Chapter No. 31, A. F. & A. M., Ivanhoe Commandery No. 2 of Eugene, Al Kader Temple A. A. O. N. M. S.