GRANT-KOHRS RANCH NATIONAL HISTORIC SITE

HEARING

BEFORE THE

SUBCOMMITTEE ON PARKS AND RECREATION

OF THE

COMMITTEE ON INTERIOR AND INSULAR AFFAIRS UNITED STATES SENATE

NINETY-SECOND CONGRESS

SECOND SESSION

ON

S. 2166

TO AUTHORIZE THE ESTABLISHMENT OF THE GRANT-KOHRS RANCH NATIONAL HISTORIC SITE IN THE STATE OF MONTANA, AND FOR OTHER PURPOSES

JULY 27, 1972

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GRANT-KOHRS RANCH NATIONAL HISTORIC SITE

THURSDAY, JULY 27, 1972

U.S. SENATE,
SUBCOMMITTEE ON PARKS AND RECREATION
OF THE COMMITTEE ON INTERIOR AND INSULAR AFFAIRS,
Washington, D.C.

The subcommittee convened at 10 a.m., pursuant to notice, in room 3110, New Senate Office Building, Hon. Alan Bible (chairman of the subcommittee) presiding.

Present: Senator Bible (presiding).

Also present: Thomas Nelson, assistant minority counsel; James P. Beirne, staff member.

Senator BIBLE. The hearing will come to order.

The hearing this morning is on S. 2166, which is a bill to authorize the establishment of the Grant-Kohrs Ranch National Historic Site in the State of Montana.

The bill authorizes the Secretary of the Interior to designate an area not to exceed 2,000 acres in Deer Lodge Valley, Powell County, Mont., for establishment as the Grant-Kohrs Ranch National Historic Site.

The bill further authorizes the Secretary to acquire lands and interests in lands within the designated area and to administer such lands and interests.

There being no objections, I shall order the text of the bill and the administration reports to be placed in the record at this point.

(The documents follow:)

[S. 2166, 92d Cong., first sess.]

A BILL, To authorize the establishment of the Grant-Kohrs Ranch National Historic Site in the State of Montana, and for other purposes

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled, That, in order to provide an understanding of the frontier cattle era of the Nation's history, to preserve the Grant-Kohrs Ranch, and to interpret the nationally significant values thereof for the benefit and inspiration of present and future generations, the Secretary of the Interior (hereinafter referred to as the "Secretary") is hereby authorized to designate not more than two thousand acres in Deer Lodge Valley, Powell County, Montana, for establishment as the Grant-Kohrs Ranch National Historic Site.

SEC. 2. Within the area designated pursuant to section 1 of this Act, the Secretary is authorized to acquire lands and interests in lands, together with buildings and improvements thereon, by donation, purchase with donated or appropriated funds, or by exchange. The Secretary shall establish the Grant-Kohrs Ranch National Historic Site by publication of a notice to that effect in the Federal Register at such time as he deems sufficient lands and interests in lands have been acquired for administration in acordance with the purposes of this Act.

SEC. 3. Pending such establishment and thereafter, the Secretary shall administer lands and interests in lands acquired for the Grant-Kohrs Ranch National Historic Site in acordance with the Act of August 25, 1916 (39 Stat. 535;

16 U.S.C. 1, 2–4), as amended and supplemented, and the Act of August 21, 1935 (49 Stat. 666; 16 U.S.C. 461 et seq.), as amended.

SEC. 4. There are hereby authorized to be appropriated such sums as may be necessary to carry out the purposes of this Act.

U.S. DEPARTMENT OF THE INTERIOR,
OFFICE OF THE SECRETARY,
Washington, D.C., Apr. 25, 1972.

Hon. HENRY M. JACKSON,
Chairman, Committee on Interior and Insular Affairs, U.S. Senate,
Washington, D.C.

DEAR MR. CHAIRMAN: Your Committee has requested a report on S. 2166, a bill to authorize the establishment of the Grant-Kohrs Ranch National Historic Site in the State of Montana, and for other purposes.

We recommend the enactment of the bill, if amended as suggested herein.

The bill authorizes the Secretary of the Interior to designate not more than 2,000 acres in Deer Lodge Valley, Powell County, Montana, for establishment as the Grant-Kohrs Ranch National Historic Site. Within the area so designated the Secretary is authorized to acquire lands and interests therein, and to establish the area at such time as sufficient lands have been acquired. The area is to be administered by the Secretary in accordance with the Act of August 25, 1916 (39 Stat. 535), and the Act of August 21, 1935 (49 Stat. 666).

Deer Lodge in western Montana is the county seat of Powell County, approximately 50 miles from Butte and Helena. The Deer Lodge River, tributary to Clark's Fork of the Columbia, meanders through a beautiful mountain valley. The obvious abundance of water, grass and timber here readily explains its attraction to pioneer settlers.

The Grant-Kohrs Ranch, now the Warren Ranch, is some 7 square miles in extent (not all contiguous); portions of it adjoin the town to the north and west. The ranch buildings are less than a mile north of town and accessible by a gravel road west from the highway.

The ranch was first constructed by Johnny Grant, the first major stockman in the Northern Rockies, in 1863. In 1866 Grant moved to Canada after selling his ranch for $19,200 to Conrad Kohrs, a young butcher and cattle buyer from Virginia City. Once settled at Deer Lodge, Kohrs rapidly expanded his holdings of land and cattle, and by the 1880's became one of the established cattle barons of Montana. He was the first to introduce registered purebred cattle in that State. Over the years this ranch became famous for the production of Belgians and other thoroughbred horses as well as purebred cattle. In 1890 Kohrs enlarged the Old Grant home by the addition of a large brick wing (which became the leg of an architectural "T"), which gave the structure the proportions of a mansion.

As the oldest habitation in Deer Lodge, the Kohrs Ranch had many historic associations. Guests here included W. W. DeLacey and S. T. Hauser, explorers of Yellowstone Park. Deer Lodge was the scene of military activity in 1877 in connection with the Nez Perce campaign and the Battle of the Big Hole.

The present operator, Mr. Conrad K. Warren, grandson of Kohrs, has conscientiously preserved several early historic structures as well as the later structures which together tell a story of the evolution of ranching operations. In addition, he has preserved much of the historic furniture and furnishings, historic vehicles, objects and written records.

At its 63d meeting on October 6, 1970, the Advisory Board on National Parks, Historic Sites, Buildings, and Monuments recommended the acquisition of the ranch for historic site purposes. The Board found that this ranch is of national historic significance, and termed it a "splendid resource."

This Department will acquire 208 acres of land in fee, including the ranch headquarters and outbuildings and a small tract of land for a visitor center. The remaining acreage, approximately 1,280 acres, would be covered by a scenic easement permitting the continuation of agriculture and ranching activities. The owner has agreed to include all of the historic wagons, buggies, sleighs, and other ranching equipment as part of the acquisition.

Land acquisition costs are expected to total $350,000, which includes reimbursement of $257,554 to the National Park Foundation. In 1970 the Foundation acquired the ranch buildings for eventual transfer to the National Park Service for administration of the proposed national historic site. The estimated cost of operation and maintenance is expected to be $133,400 annually, by the fifth year after establishment.

Development costs are estimated to be $1.8 million, based on July 1971 prices. In order to relate any appropriation limitation on development costs to the actual cost at the time development takes place, we recommend the following amendment to S. 2166: On page 2, line 22, change the period to a comma and add the following: "not to exceed, however, $1,800,000 (July 1971 prices) for development, plus or minus such amounts, if any, as may be justified by reason of ordinary fluctuations in construction costs as indicated by engineering cost indices applicable to the type of construction involved herein.

A man-year and cost data statement is enclosed.

The Office of Management and Budget has advised that there is no objection to the presentation of this report from the standpoint of the Administration's program.

Sincerely yours,

NATHANIEL REED,
Assistant Secretary of the Interior.

U.S. DEPARTMENT OF THE INTERIOR, NATIONAL PARK SERVICE

(PROPOSED) GRANT KOHRS NATIONAL HISTORIC SITE, MONTANA

	19CY	19CY+1	19CY+2	19CY+3	19CY+4
Estimated expenditures:					
Personnel services	$82,192	$81,604	$80,406	$90,295	$97,115
All other	25,908	26,796	29,494	34,705	36,285
Total	108,100	108,400	109,900	125,000	133,400
Estimated obligations:					
Land and property acquisition	350,000				
Developments	74,000	684,000	320,000	280,000	292,000
Operations (maintenance protection and management)	108,100	108,400	109,900	125,000	133,400
Total	532,100	792,400	429,900	405,000	425,400
Estimated man-years: Total, executive direction, substantive and seasonal	7.2	7.8	9.0	10.5	11.5

EXECUTIVE OFFICE OF THE PRESIDENT,
OFFICE OF MANAGEMENT AND BUDGET,
Washington, D.C., April 24, 1972.

Hon. HENRY M. JACKSON,
Chairman, Committee on Interior and Insular Affairs, U.S. Senate, Washington, D.C.

DEAR MR. CHAIRMAN: This is in response to your request of March 14, 1972, for the views of the Office of Management and Budget on S. 2166, a bill to authorize the establishment of the Grant-Kohrs Ranch National Historic Site in the State of Montana, and for other purposes.

The Office of Management and Budget concurs in the views of the Department of the Interior in its report on S. 2166, and accordingly supports enactment of the bill if amended as recommended in the Departments report.

Sincerely,

WILFRED H. ROMMEL,
Assistant Director for Legislative Reference.

Senator BIBLE. Likewise, there being no objections, I shall also order the statement of Senator Metcalf, who is unable to be here today, for himself and Senator Mansfield, to be placed in the record at this point.

(The statement follows:)

JOINT STATEMENTS OF SENATORS LEE METCALF AND MIKE MANSFIELD OF MONTANA

Mr. Chairman, I am grateful for the opportunity to present Senator Mansfield's and my statement in support of legislation to authorize the establishment of the Grant-Kohrs Ranch Historical Site in the State of Montana. We are the joint authors of the bill, S. 2166, the subject of today's hearing.

In 1970 the National Park Foundation acquired the core of the Grant-Kohrs Ranch from Mr. and Mrs. Conrad Warren. The Warrens donated a vast collection of equipment used at the ranch since its establishment in the 1850's, a treasure

described by the National Park Service historians as a "time capsule of the Western Frontier". It includes wagons, sleighs, tools, saddles, and household furnishings. The Warrens further granted access to voluminous records and papers for research use by the National Park Service historians. The detailed records illustrate the development of Montana's ranching industry and the growth of Grant-Kohrs during the era of America's westward expansion.

Mr. Chairman, the Montana Historical Society Librarian, Mrs. Harriett C. Meloy, has submitted several fascinating articles relating to the historical significance of the Grant-Kohrs Ranch in Deer Lodge Valley, Montana. I would like to share them with the Committee.

The ranch was established in the Deer Lodge Valley in 1853 by Johnny Grant, an adventurous son of a Hudson Bay Company trader. Grant was Montana's first major cattleman and by 1862 had constructed the initial log buildings, including the main ranch house, on the site later acquired by the National Park Foundation.

In 1866, Conrad Kohrs, a Danish immigrant, purchased Grant's buildings, equipment and some 4,000 head of Cattle. In succeeding years, Kohrs' national and international reputation as a breeder of purebred horses and cattle made him a natural leader of the Montana Stock Grower's Association.

Mr. Chairman, Mr. Warren, Conrad Kohrs' grandson, has maintained the ranch headquarters buildings in much the same condition as they were originally constructed, and the ranch grew into one of the giant "spreads" of the old West.

Upon the Foundation's acquisition of this historical site, Senator Mansfield and I asked the Park Service to submit its plans to create a new national park on one of the West's most famed cattle empires. On 29 June 1971, we introduced S. 2166, to authorize the Secretary of the Interior to designate some 2,000 acres of land in the Deer Lodge Valley for the Grant-Kohrs Ranch National Historical Site.

The Department of the Interior in its 25 April 1972 report to the Senate Interior and Insular Affairs Committee recommended enactment of S. 2166, if amended so that "there are authorized to be appropriated $350,000 for land acquisition and not to exceed $1,800,000 for development, plus or minus such amounts, if any, as may be justified by reason of ordinary fluctuation in construction costs as indicated by engineering cost indices applicable to the type of construction involved herein." Mr. Chairman, Senator Mansfield and I agree, and hope the proposed amendment will be approved.

The establishment and development of this historic site is most significant as it will be the first unit of the National Park Service commemorating the role of the cattleman in American history. Many Americans will be able to enjoy the unique experience of visiting a "working ranch". Its preservation is in keeping with the intent of the historic site legislation and would be an invaluable addition to our national collection.

Mr. Chairman, I would like to submit for the record several letters from prominent Montana citizens and officials in support of the Grant-Kohrs Ranch Historic Site.

Mr. Chairman, opportunities of this kind are rare and Senator Mansfield and I hope the Subcommittee will give favorable consideration to S. 2166 so that the National Park Service can proceed with the development of the Grant-Kohrs site.

Thank you.

(The material referred to follows:)

GRANT-KOHRS RANCH

(By Harriett C. Meloy, Librarian, Montana State Historical Society)

In 1857 the Mormon problem sent "Gentiles" scurrying out of Utah territory—a number heading with their cattle north to Montana valleys. Rich grasslands encouraged a flourish of cattle raising and trading. One newspaper account mentions the trailing of cattle from Montana all the way to California for sale. In 1859 the army contracted for three hundred head in the Deer Lodge area for the use of troops in Utah at ten dollars a hundred pounds on the hoof.

Richard Grant and his two sons, Richard and Johnny, were discovered by James and Granville Stuart in 1858 wintering broken-down cattle traded on the Oregon Trail in Fort Hall and trailed to the Beaverhead valley for feeding. The Grants' success brought others with herds to the Beaverhead, the Jefferson, the Ruby, Deer Lodge and Bitterroot valleys. Deer Lodge seemed especially

attractive to one of the Grants, Johnny, who built his first small hewn log abode on the Little Blackfoot, a house in which he and his wife, Quarra, and five children lived but a year. A gregarious man, John became lonely, and moved to Cottonwood (later Deer Lodge) where other traders were.

The following is an account from John Grant's diary which describes the earliest information about the Grant/Kohrs home:

"In the fall of 1862, I built a house in Cottonwood afterwards called Deer Lodge. It cost me a pretty penny. I hauled my lumber from the Flathead reserve which was one hundred and fifty miles away. The square of the house was made of hewed logs with posts in the corners. It was sixty four feet long, thirty feet wide and sixteen feet high. I paid five dollars a day to McLeod the hewer and to the carpenter Alexander Pambrun, I paid nine dollars a day. Now came the plastering. There was no lime to be had. I did not know lime stone when I saw it. Some people said it was one color and some said it was another. So I went up on the mountain and picked up stones of different colors put them in the stove to burn. The one that slacked I knew to be limestone. I then went with a wagon and hauled plenty more of this kind and burnt it. Now that I had lime a plasterer was needed. I got one and he charged me one hundred and fifty dollars to plaster the first story but it was very well done. I went back to the house twenty years after and the plaster was still sound as ever. At first I had only home made furniture but about four or five years after I bought Capt. LaBarge's freight and among the lot there were some parlor chairs. I paid twenty dollars each for these chairs and ten dollars each for four other chairs. I also bought ten thousand dollars worth of flour and grocers from him. My house was not finished until 1863 but we lived in it before it was completed and Quarra, my little wife, showed a wonderful skill in taking care of it. She was a good cook and could make very nice butter and sew as well as any tailer."

Montana was rougher than John's taste allowed, and he was anxious to move his family back to Canada. He recalls the sale of the house to Conrad Kohrs in these words:

"In the Spring of 1865, Conrad Kohrs offered me thirty thousand dollars for my place and cattle but I refused it. But if I had known of a place where I could have moved with my family I would of sold out then for I was very anxious to take my children away from such rough country as Montana was then.

"During the summer we had a plague of grasshoppers that devoured everything so I decided to sell out and move to Manitoba but Con wouuld not pay over nineteen thousand for the place. But we agreed to the deal when Con promised to supply my family with ten beeves during the winter while I was away locating a new place in Manitoba."

While Grant was away locating a home for his family, Quarra died in Deer Lodge. Johnny picked up the remnants of his family and moved from Montana permanently.

Conrad Kohrs' Montana history began in the spring of 1861 rather dramatically when William Hickman, widely known as one of "Brigham Young's destroying angels", cured Kohrs attack of excrutiating rheumatic pain by rubbing him with rattlesnake oil made from the skins of 70 or 80 snakes.

Kohrs, besides understanding cattle feeding and trading, was a butcher. He cut up his own cattle and sold them to the mining camps in the area. As he was known far and wide as an honest man and fair dealer, he had no trouble establishing himself in the cattle industry. Deer Lodge was a prospering center for the industry when Kohrs arrived. He noticed Grant's home and offered to buy it in 1865, but as noted in Johnny Grant's narrative was not successful until later. In Kohr's account is the following paragraph:

"On the 23rd of August that season I bought out Johnny Grant's ranch, the land of which had not been surveyed and had no title to and the remainder of his cattle, amounting to about 350 head from yearlings up. The price paid was $19,000 on which I paid $5,000, the balance to be paid the next spring. The fore part of September Grant took his horses and went to the Red River, where he bought a tract of land near Pembina, and I took possession of my property."

Conrad Kohrs describes a community gathering in the old house:

"One of the memorable dances took place just preceeding the campaign for the fall election. Just to give an idea of the condition of the country I will give the history of this dance. Everybody within a radius of twenty miles had been invited and the attendance was large. A couple of fiddlers provided the music, the only kind that could be procured. There was no dress parade. The majority of the women wore nice clean calico dresses. Those that had babies brought them and a room with beds was provided for the children and Tom Strange was

[From the Silver State Post, Deer Lodge, Mont., July 29, 1920]

Conrad Kohrs, Famous Pioneer Dies at Age 86

Conrad Kohrs, one of the earliest and among the most prominent of the pioneers of Montana, died at 12:10 o'clock Friday morning at the family home, 804 Dearborn avenue, Helena. He had been in failing health for several weeks, and his advanced years—he was over 85 years old—contributed to the cause of his death.

No man in Montana was more appropriately entitled to prominent mention than Hon. Conrad Kohrs, because of his varied, enterprising, yet successful career. He was a pioneer of the days of 1862, and one of the largest cattle owners in Montana.

Mr. Kohrs was born in Holstein, Germany, on August 5, 1836, the son of Carston Kohrs, a farmer and distiller, of Hanover, who died when Conrad was seven months old. His mother was Gesche Krause, a native of Wevelsfleth, Holstein, Germany, who came to the United States in 1854, and located at Davenport, Ia., where she died on March 17, 1886.

In his native town young Kohrs received his education. When he was 15 years of age he went to sea and for four years his life was that of a sailor, his chief ports being those of South America. In 1854 he came west to Iowa and for several years was engaged in rafting and steamboating on the Mississippi. Later he joined his brother in the meat business and continued thus occupied until 1856.

WITH THE ARGONAUTS

Then he went to California via the Isthmus of Panama and engaged in mining in Siskiyou county. In 1856 the Fraser river excitment drew him to that place and he mined there successfully, averaging $14 per day. Later in the fall of that year he returned to California, where he remained until 1861, engaged in different mining enterprises, in which he lost nearly all his savings. He then went east, and in the fall of 1862, started for Montana, arriving at Deer Lodge after a journey attended by the hardships and perils so vividly remembered by the ever dwindling band of surveying pioneers. He prospected and mined near Deer Lodge until the discovery of gold at Bannack. In that camp he was employed in the meat business by "Hank" Crawford at $25 per month. In June, 1863, he went to Alder gulch and secured similar employment, and later opened up a meat business of his own, remaining there until the spring of 1865, buying stock and furnishing the miners with meat. In this he was very successful.

HELPED BRING LAW AND ORDER

Those familiar with the early history of Montana know that civil law was preceded by a more rapid and direct operations of the Vigilantes. "Road agents" were numerous, desperadoes who recognized no law but that of force, and knew no pity. Like all good citizens, Mr. Kohrs aided in ridding the country of these evil men.

A RACE FOR LIFE

There was a strong personal incentive on his part to become an active force in this work, for he once came very near to being a victim to their rapacity and greed. While on his way to Deer Lodge, in the fall of 1863, he stopped over night to Camp creek. In the early morning, while looking for his horse that had strayed from his sight, he met a friendly half-breed, a herder for Fred Burr, "Kohrs," he said, "I think you had better get out of here. Two of the boys were at the house last night. They were after someone, and I think you are the man." Mr. Kohrs replied that he would get out if he could find his horse. The halfbreed said he had seen it and would bring it to him, which he did. Mr. Kohrs had $5,000 in gold dust with him, and naturally he felt anxious. He hastly mounted and dashed away toward Deer Lodge. Two horsemen soon came galloping after him and he gave his horse the reins, hoping to outrun them, throwing away his blanket and overcoat to lighthen the load.

The two desperadoes continued in hot pursuit and it was a race for life. The distance to Deer Lodge was 61 miles, and was covered in six hours and Mr. Kohrs reached the town 15 minutes ahead of his pursuers. Later he was a member of a Vigilante band effecting the capture of these men at Big Hole, Missoula county, and one of them, Bill Bunting, paid the penalty of his numerous crimes on the gallows.

INTRODUCED PURE-BRED CATTLE

Mr. Kohrs went to Deer Lodge valley in 1865, and purchased the ranch of John H. Grant, a year later. He was the purchaser of all the cattle to be had in that part of the country. It was also in 1866 that he purchased his first herd of breeding cattle and began the breeding of fine stock, in which he was so successful. He was a pioneer in the introduction of shorthorn cattle, purchasing the first herd in Illinois in 1871, and in 1890 he introduced the Herefords into Montana. He was also a member of the Pioneer Cattle company.

Although these vast operations would seem to occupy all of one man's time, Mr. Kohrs was also interested in mines and mining. In 1867, in company with W. H. Irwin, F. H. Irwin, Christopher Horn, E. S. Newman and John C. Thornton, he constructed the Rock creek ditch, 13 miles long, carrying 3,000 inches of water. In the same year J. W. Bielenberg became his partner, and since then they have owned the entire property and nearly all the mining ground at Pioneer and are largely engaged in hydraulic mining.

Politically, Mr. Kohrs was a republican. He has served as county commissioner, was a member of the Fourteenth legislature of the Territory of Montana, and was also a member of the constitutional convention at which was adopted the present state constitution.

Mr. Kohrs was married on February 13, 1868, to Miss Augusta Kruse, a native of Altona, Holstein, Germany.

His large herd was grazed in the Sun River district and the cattle simply branded and turned out on the ranges that abounded with the famous bunch grass and the herd was usually rounded up in the spring and fall of each year. During most of the season, however, the cowboys were riding ranges to observe conditions and to keep an eye on the stock. During the winter of 1866–67 the stock losses on Sun River were about three-fourths of the entire herd and Mr. Kohrs, according to his own statement, was broke.

Andrew Davis, the Butte banker, sent for Mr. Kohrs. At the meeting Kohrs said he was broke. Mr. Davis told him to go and buy cattle and draw on him for any amount up to $150,000. Mr. Kohrs thanked his friend for his trust and confidence and in the early summer went to Washington and Oregon and bought cattle up to that amount. On his way back from Oregon he ran across a very large band of excellent cattle which the owner was forced to sell on account of the drouth prevailing in that state. But he had already drawn on Davis up to $150,000. However he took an option on the cattle and hurried to Butte and told Davis what he had done. Davis told him to return to Oregon and buy the cattle. This latter band costing $60,000, making a total loan of $210,000. The cattle were all brought to Montana early in the summer and in the fall Mr. Kohrs sold enough of the beef steers to pay off the loan from Davis and still had nearly as many head left as he had at the beginning of the severe winter of 1866–67. This transaction again firmly established him in the cattle business and was the foundation of his future success.

In the fall of 1867 he associated with himself his half brother, John Bielenberg, and Joseph Peel, this firm continued until 1869 when Peel sold his interest to Kohrs. During the winter of 1880–81, Kohrs and Bielenberg lost 50 per cent of their Sun River herd. This was a severe loss but did not discourage the firm and in the year 1882 their purchases amounted to $90,000 and their sales that year to $165,000; 2400 head of cattle being sold in Chicago and 1200 in the territory. This was exclusive of grade bulls of which they sold at that time about 200 annually. Mr. Kohrs first introduced into the territory the Shorthorn stock but later the Hereford.

The heaviest transaction in cattle that ever occurred in the territory took place in July, 1883. Conrad Kohrs for Kohrs & Bielenberg and Granville Stuart for Stuart & Anderson, purchased of A. J. Davis of Davis & Hauser Company 20,000 head of cattle for $400,000. Stuart and Anderson were former owners of this herd, the sale being in fact a purchase of the two-thirds interest of Judge Davis by Mr. Kohrs for $266,667.

This is the heaviest transaction that had ever taken place in the territory and by this transaction Mr. Kohrs placed himself at the head of the Montana cattle business.

Before the railroads entered Montana the cattle for the eastern market had to be driven long distances to railroad points for shipment from 400 to 600 miles.

The herd of cattle of Kohrs & Bielenberg that grazed in the Sun River district was one of the finest herds in America and so considered by competent judges.

Besides a good grade of saddle ponies for the cowboys, Kohrs & Bielenberg

raised Percheron, Norman and English coach stock and some race horses that made records in the early days of racing in the territory.

Conrad Kohrs was also attracted by placer mining and was one of the company consisting of Thos. J. Irvine, Wm. H. Irvine, J. C. Thornton and E. S. Newman who in the year 1867 built the Rock Creek ditch to carry water to the placer mines in the vicinity of Pioneer. The ditch was 13 miles long, six feet wide and three feet deep and would carry about 2,000 inches of water and cost about $150,000.

Up until last year the placer ground around Pioneer was worked continually by Kohrs & Bielenberg and paid well. In the year 1871 Mr. Kohrs purchased two-thirds interest of the Cabel ditch and placer ground east of the Cabel quartz mine. For this interest he paid $35,000, and later sold a half interest for $27,000. This ground also proved to be very rich and was mined for a number of years. Mr. Kohrs was also interested in quartz mining and had quite a number of patented claims.

In Missoula he owned the Higgins block, and in Helena the Kohrs block and other property besides his residence property in that city.

Politically Mr. Kohrs was a republican, and was a great friend of Ex-President Theodore Roosevelt and knew him well when he resided on a cattle ranch in eastern Montana.

In the year 1869, Mr. Kohrs was elected one of the county commissioners of Deer Lodge county and when he took office county scrip was worth only from 20 to 25 cents on the dollar. Three years later at the end of his term it was worth 70 cents on the dollar. He also represented Deer Lodge county in the legislature and also a member of the Montana constitutional convention in the year 1889. Mr. Kohrs did not pay much attention to political matters but rather gave most of his time to his stock and mining interests.

The firm of Kohrs & Bielenberg owns 2,000 acres of patented mining ground and before the sale of grazing land to the firm of Williams & Pauly owned about 26,000 acres of agricultural and pasture lands.

Last year they sold to Williams & Pauly the Rock Creek water rights and mining rights located west of Deer Lodge. The Rock Creek ditch water right is considered one of the best in Montana.

Mr. Kohrs always gave liberally to worthy institutions and public enterprises, assisting the schools, colleges and churches.

Desiring to establish some worthy and beneficial memorial that would honorably and usefully perpetuate the memory of their son, William Kruse Kohrs, who died in New York, March 20, 1901, at the age of 21 while attending Columbia university, Mr. and Mrs. Kohrs, after mature thought wisely concluded that no other method could so worthily and fully accomplish this purpose as a free public library supplied with the best ancient and modern literature housed in a beautiful and enduring edifice.

The William K. Kohrs Memorial library was completed in 1903 and dedicated May 30 of that year. It is Corinthian in style and beautiful in all its lines. It was given to the city as a free library and as an educational value to the community it is inestimable. The trustees are appointed by the mayor of the city and the library is well taken care of and well conducted and well patronized by the public.

Mr. Kohrs came to the city of Deer Lodge 58 years ago and at that time very few white men resided here. In the year 1866 he purchased from Johnnie Grant his home just north of town and has since lived there continually. Of recent years Mr. Kohrs has kept up a winter residence in Helena but the summers were spent at the home ranch in Deer Lodge.

Mr. Kohrs was one of the rugged, early pioneers of the territory who arrived at a time when Indians and road agents held sway. But the sturdy pioneers had a method of discouraging the road agents, and law and order soon prevailed.

Coming here as a young man, he saw golden opportunities and by hard work and honest and square dealing he gained confidence of the best men in the state who stood ever ready to finance his judgment in business undertakings. And in his two biggest adventures, the cattle industry and placer mining, he reached the top rung in the ladder.

The glorious state of Montana is left by the sturdy pioneers of whom Conrad Kohrs was a most honorable member as a lasting monument of their work so well and nobly performed amid privations and hardships that were almost unbearable.

Mr. Kohrs lived to a good old age and no doubt lengthened by the excellent and loving care of his estimable wife.

In Deer Lodge and Powell county everybody knew Mr. Kohrs and he was admired and liked by all for his splendid character and fine qualities.

Surviving, the members of the family are the widow, Mrs. Augusta Kohrs, two daughters, Mrs. J. M. Boardman and Mrs. O. Y. Warren, three half brothers, John, Charles, and Nick Bielenberg of Deer Lodge.

Comforting passages read from Scriptures, two vocal selections by Mrs. Foley Walters, a friend of the family, an eulogy by the Rev. Newman Hall Burdick of the First Presbyterian church, a prayer, ending with the Lord's prayer said in unison, and the benediction, constituted the burial service of the late Hon. Conrad Kohrs, pioneer citizen of Montana, at the family home, 804 Dearborne avenue at 7:30 o'clock Monday evening.

The services which were characterized with simplicity, was attended by the members of the family and relatives from distant points, and friends from all walks of life. Elder citizens of Montana who were associated with Mr. Kohrs in business and in public affairs of the Territorial days were present in considerable numbers.

WORTHY TO BE CALLED HONORABLE

"A native of a foreign land, Mr. Kohrs was unswerving in his patriotism for his adopted country. This was strikingly manifested in the close friendship which existed between Mr. Kohrs and the late Colonel Roosevelt, and the latter's admiration for our friend. We all know the Roosevelt, an intense patriot himself, had nothing in common with any who was not foursquare in their devotion and support of this country; and we all know, too, that he loved and admired Conrad Kohrs as a friend and a good citizen.

"Mr. Kohrs was faithful in his friendship, and he demanded that element in return on the part of his friends. When that was lacking, Mr. Kohrs sensed it quickly and he withdrew from that companionship.

"He was home-loving, a devoted husband and a kind and loving father. To say more on this part of his life would be an invasion of a subject too sacred.

"Mr. Kohrs and the dominant guiding principles of his life which he so rigidly practiced form an example to be emulated by this generation and those to come. He was of that type of citizen which is rapidly disappearing, whose life-work is now nearly finished. We are living in a time greatly different to the days in which he did most of the building of his career. But the high principles he faithfully put into practice should now and in the years to come be a guide and help to the new generations, and when so, they cannot go astray."

[From the Rocky Mountain News, October 30, 1941]

CONRAD KOHRS

The home of Conrad Kohrs, for many years the cattle king of Montana and whose cattle by the thousands roamed the ranges in southwestern, central and northern Montana, was just outside Deer Lodge.

The old house was built in 1862 by John H. Grant, a pioneer stockman, and was known as Johnny Grant's place. Along with the ranch and cattle, the house was bought by Kohrs in 1866 and there he lived for many years until he removed to Helena during the latter years of his life and where he died July 23, 1920, at the age of 85, one of the wealthy men of Montana.

Kohrs took to the sea in his boyhood, later coming to America where he engaged unsuccessfully for several years in placer mining in the west, and then drifted into the butcher business, in connection with which he was several times down and out but persevered and finally was rated as a millionaire.

INDIANS STOLE STOCK

During his early days in Montana his stock was stolen by the Indians and he was unable to collect for much of the meat he sold to the miners. It is told of him that in the fall of 1863, while on his way to Deer Lodge to repay money he had borrowed from Grant, he had a narrow escape from robbery and death at the hands of bandits. He had stopped overnight at Camp creek and while hunting for his saddle horse the next morning was informed by a half-breed herder that two men who had been there the previous night were after him

Kohrs had a large sum in gold dust and naturally felt anxious. He mounted his horse and dashed away towards Deer Lodge, 61 miles distant. Two horsemen soon came galloping after him. He lightened his load by throwing away his blanket and overcoat and the race for life continued to Deer Lodge, covering the distance in six hours and arriving there 15 minutes ahead of his pursuers. Later Kohrs was a member of a vigilance band which captured one of the pair in the Big Hole, and the other, Bill Bunting, later paid the penalty of numerous crimes on the gallows.

BORN IN 1835

In 1885 Kohrs was induced to write a brief history of his eventful life in the pioneering days from which the following most interesting features are quoted:

"I was born in Holstein, Germany, in 1835. At the age of 14 years I left Germany and followed a seafaring life until the fall of 1852, when I came to New York. I remained there until December 1853, and went thence to Davenport, Iowa where I remained until 1857, and then started for California. I remained there a short time and then went to the Fraser river, during the gold excitement there. I went up the river in the summer when the water was very high with a party in canoes, going by way of Littlewood. I was in the Canute diggings and mined close to Yreka. I came down from the upper Fraser river in the latter part of November. There was no feed or grain in the country and the ranges were burned off by the Indians.

"I had no success at mining. I worked there on Foster and Nugget bars. We subsisted there the last month on mule's flesh straight. I returned to San Francisco and from there went to Butte county, California, and engaged in mining. I resided two years there and then moved to Sierra county for a short time and then returned to Iowa. After a year in Iowa I started for Idaho.

"It was a very hard matter to get there in those days, going across the mountains and traveling the old Mullan road. When we arrived at Deer Lodge the last man who came from the Idaho diggings told us they were overcrowded and that we would have a good chance to prospect in this country.

BECAME A BUTCHER

"On my way to Idaho I camped at the mouth of the Blackfoot river and while there a man named Crawford wanted a butcher and hearing there was one in our crowd came to me and said they had discovered a good camp and he wanted to hire men, offering me $25 a month and board. I accepted the offer and he bought three wild heifers and told me to drive them to the new camp, a distance of 125 miles.

"Crawford had the only horse and so I had to drive the wild heifers to Bannack. My only provisions on this trip was a little dried meat and crackers. I worked at butchering in Bannack for one month at $25 and board, and worked very hard. At the end of the first month Crawford raised my wages to $100 per month. He afterwards got in a shooting scrape with Henry Plummer, one of the road agents of that time, and shot Plummer in the hand shattering the bones.

"A vigilance committee had been organized in which Crawford was interested and threats were made against his life, which led to the shooting scrape with Plummer. Crawford was compelled to leave the county after this, so I was thrown on my own resources.

"I bought some poor work cattle that had been driven into the county from Minnesota and took them to Deer Lodge valley, where I traded them off for beef cattle and got my start in the cattle business in that way. Another party came in with 20 head of steers and wanted to sell. I 'rustled' around, borrowed the money and paid him. I sent them up on Grasshopper creek and the following day the Chipeta Indians took them all; they stole everything in that country.

"Well, this put me head over heel in debt. I kept on at my business at Bannack, however, and went to the man of whom I had borrowed the money to pay for these cattle and told him the only way for him to get his money back was to loan me some more, and I went to Deer Lodge and bought a little herd of 20. It was not a week before five head were stolen by these Indians.

"I worked along and got pretty near out of debt, but all the money went on the books. I had the books full and had no money. At this time I got a letter from Grant (John H. Grant) who was at Fort Benton and he wanted me to send him the money I owed him. I went to Virginia City broke, hunting up the fellows who owed me money; nobody had any money so I remained broke.

BUYS SMALL HERD

"A gentleman from Colorado, George Gohn, who is in Virginia City today (1885) set me up in business again. A few days later a herd of 14 head came in and I bought them from Joe Blotchett. I started in business at Virginia City in a little brush shanty where Main street now is. It was not long before the dust got deep and I went to Summit. I started there in a brush shanty made of poles set up and fine leaves on the top for a roof. I slept in a corner of the shanty.

"I did very well there and got my cattle from Deer Lodge during that summer. In the fall a herd of 200 came in from the Bitter Root and I bought them and drove them over on the Stinking Water, which is now called the Ruby valley. I rode a little jack on this trip that I used to peddle meat on in Virginia City. After this I had a little money and went to Deer Lodge and paid off my debts with the exception of one debt of $1,100. I had $2,200 when I went there—$1,100 to pay off old debts, and $1,100 to buy more cattle with.

"I met Johnny Grant there. When I brought my cattle he said, 'You can have them at your own price.' Well, I paid him a good, round sum. I got cattle that trip at $75 per head. Beef cattle got scarce about this time and I got from 15 to 30 cents per pound for meat that cost me about a bit a pound. That was actually my first good start in business in the country. I had no trouble about paying my debts after that.

"The next spring a Methodist preacher brought a lot of pigs from Salt Lake to Virginia City and I bought them for $25 per head, and took them to Summit. About a month later I brought another lot—that was in the spring of 1864. When fall came I sold what I had left of my pigs for $4,200. I had no feed for them and could not keep them.

"In the fall of 1864 I sold out my shop in Alder gulch and went into the business of buying cattle and furnishing the butchers. In the spring of 1865 I started a shop in Helena. In the fall I brought a lot of poor work cattle and sent them down to Deer Lodge to graze. I put all of my money into them. I bought all of my cattle on time in those days—from a week to 30 days—waiting for the butchers to pay me.

BUYS GRANT OUT

"I saw in the spring of 1865 that cattle were going to be scarce, and I borrowed $12,000 of George Forbes in Virginia City and with it bought $85,000 worth of cattle from various parties, paying enough down to make the trades good. In the spring of 1865 I had all the beef in the country in my hands. Flour at this time was selling for $1.50 a pound. But I did not take any advantage of it and sold my beef at a reasonable price. Meat that I bought at the rate of 15 cents per pound I sold for 25 cents.

"I rode in those days many times 125 miles per day, keeping several relay horses stationed about the country. Afterwards I made another big purchase of cattle from the San Joaquin valley, California, about 1,500 head, paying $24 per head, and made a nice profit on them.

"On Aug. 23, 1966, I bought Grant out. The Grant herd was the first breeding herd I had. There were 365 head in that lot and I paid $19,500 for them. The range was located then where I now live (1885) about a half mile north of Deer Lodge."

[From the Great Falls Tribune, Oct. 4, 1959]

Deer Lodge Grass Ended Adventurer's Wanderlust

(By Clyde Reichelt)

Deer Lodge.—One spring day in 1862 a party of weary and bearded travelers, their clothes white with trail dust, climbed the hump overlooking Deer Lodge valley and beheld below a great field of grass waving in the sun as far as the eye could see.

It was a sight to lift the heart of any man, but to one in particular, the bright green meant an end to his wanderlust.

Conrad Kohrs, cabin boy, butcher boy, gold miner and adventurer, had found a place he liked. He stayed there to become one of the west's great ranchers with herds of cattle in Deer Lodge valley and Sun River country, in the Sweetgrass Hills and Canada, and roaming from the heart of Judith Basin country through Fort Peck Indian Reservation.

Kohrs ran away from his home in Denmark to become a ship's cabin boy at the age of 11 and the urge to wander had gripped his soul since.

During his boyhood, trips at sea had taken him to the United States several times but he wasn't ashore for good until 1855, when he was a lad of about 20. It was California gold that brought him on land but luck failed him and in 1862 he was in Davenport, Iowa, working in a butcher shop for his brother, Henry Kohrs.

But when an Ohio man came through looking for someone to help move a string of horses to California, Kohrs was on the move again. His journey to the land of sunshine, however, lasted only to Salt Lake City where stories of gold strikes in Idaho beckoned him north.

It was while trekking to those camps that he came to Deer Lodge valley where he stopped to make a name remembered in the annals of ranching, and which earned him a niche in the Cowboy Hall of Fame at Oklahoma, almost a century later.

Kohrs' cattle business in Montana began, not with beef on the hoof, but with beef in slabs sold to hungry gold miners willing to pay the price.

When he had been in the valley a short time, subsisting mostly on trout, for both provisions and money were low, a merchant, Henry Crawford, offered him $25 a month to help run a butcher shop in Bannock.

Crawford wasn't the easygoing type of westerner by any means and before long he took a shot at Henry Plummer, sheriff and road agent later hanged by the vigilantes. The bullet only shattered Plummer's arm so Crawford thought it wise to be gone and Kohrs found himself in the butchershop business.

After several years of having Indians steal his butcher stock, borrowing money from miners to keep his business going and losing it back to them when gold camps folded, Kohrs went into partnership with George Gunn, a Coloradoan.

The partners inaugurated a prosperous chain store system with shops in Bannock, Virginia City, Helena, Deer Lodge and Blackfoot City. Kohrs finally bought out his partner with a $17,500 bar of gold.

In 1866 Kohrs bought the Johnny Grant ranch, now being operated by his grandson, Connie Warren, and one of Montana's first big ranches was born.

Approximately 365 head of cattle came with the Grant ranch, a small herd according to the dreams of Kohrs. The next fall he went to Denver where he formed a partnership with Joe Bell and a Capt. Roberts to handle Texas cattle. A railroad was then operating as far as Cheyenne.

By 1871 Kohrs was cattle poor. He had livestock but no markets and Deer Lodge Valley was flooded with cattle of ranchers in the same predicament. So Kohrs drove a herd to Sun River country, marking the first invasion of Indian land by a cattleman.

He also went looking for an eastern market that year and trailed about 2,000 animals to the railroad at Pine Bluff, Wyo., a drive which took from June until fall. Similar drives followed for the next several years to railway points at Cheyenne and Laramie, Wyo., and Corinne, Utah.

Kohrs had an eye for quality beef, too, and in the early 1870s established a breeding herd of Shorthorns in Iowa. He had about 100 cows and six bulls.

In 1881 the Kohrs ranch lost about 15 per cent of its cattle on the Sun River due to the severity of the winter and ice jams in spring which flooded islands and drowned stock crowded on them.

Losses were taken in stride and in 1883 the DHS ranch was bought, with headquarters at Fort Maginnis, about 20 miles northeast of Lewistown. This $100,000 transaction represented the largest cattle deal in the northwest up to that time.

Purchasers of the ranch, in addition to Kohrs included John Beilenberg and a man named Billingsley. They formed the Pioneer Cattle Co.

The winter of 1886–87, which wiped out many Montana ranchers, took about 65 per cent, or 23,000 head, of the Pioneer Cattle Co. stock. Kohrs replaced the losses with steers from Idaho, Oregon and Washington.

Kohrs and Bielenberg pioneered the breeding of fine running, trotting and draft horses in Deer Lodge valley. As more ranchers came into the country they moved a band, mostly draft horses, to the Milk River country but thieves drove so many over the border into Canada that Kohrs decided to sell out and quit there.

But, otherwise, the ranch continued to grow and prosper until the days of the first homesteaders. By 1912 Kohrs saw the end of the open range was at hand and began cutting down and consolidating his land and stock.

He had accumulated about 35,000 acres of land in Deer Lodge valley where 1,000 head of cattle were wintered. In 1913 he began selling the Pioneer Cattle Co. land and cattle and by 1919, the year before he died, this transaction was completed.

By 1930, when Connie Warren took over the home ranch, it had been reduced to about 1,000 acres and 40 head of cattle. By 1946 he had 12,000 acres but it was too scattered for efficient operation. Last year he sold 600 head of pure bred Herefords and now the ranch has about 300 commercial white-faces and 4,000 acres of land.

CITY OF DEER LODGE, MONT.,
July 20, 1972.

Senator LEE METCALF,
U.S. Senate Building,
Washington, D.C.

DEAR SENATOR METCALF: As Mayor of the City of Deer Lodge, I am happy to learn that the bills concerning the Grant-Kohrs Park, HR9594 and S2166, will be considered on July 27th.

We are very interested in the passage of the Grant-Kohrs Park bills and urge your complete support.

We feel that this would be quite an economic impact on Deer Lodge and Powell County.

Sincerely yours,

TONY SNEBERGER, *Mayor.*

COUNTY OF POWELL,
Deer Lodge, Mont., July 21, 1972.

Hon. LEE METCALF,
U.S. Senate,
Washington, D.C.

DEAR SENATOR METCALF: Hearings on Senate Bill #2166, to establish the Grant-Kohrs Ranch National Historic Site north of Deer Lodge, are apparently scheduled for Junly 27th. On behalf of the Powell County Economic Development Committee, we respectfully solicit your support for this bill at that time. The preservation of this superb historic site will be of immeasurable benefit to present and future generations in our state and country.

Thank you for your help.

Very sincerely yours,

EDWARD GILL,
Chairman.
MRS. RALPH BECK,
Director.

DEER LODGE CHAMBER OF COMMERCE,
Deer Lodge, Mont., July 21, 1972.

Senator LEE METCALF,
U.S. Senate Building,
Washington, D.C.

DEAR SENATOR METCALF: The Deer Lodge Chamber of Commerce is very interested in the fact that the Grant-Kohrs Ranch hearing is scheduled for July 27, and hopes that this will hasten its reality.

It is the sincere opinion of this organization that a development such as this will greatly enhance the economy of the whole Western part of Montana, without interfering with the ecology of this beautiful Big Sky Country.

The Chamber of Commerce urges your support of House Bill H.R. 9594 and/or Senate Bill S. 2166.

Sincerely,

TED J. MANNIX,
Executive Secretary.

OFFICE OF THE GOVERNOR, STATE OF MONTANA,
Helena, August 30, 1971.

In reply, please refer to: file No. 3410.

GEORGE B. HARTZOG, JR.,
Director, National Park Service,
U.S. Department of Interior,
Washington, D.C.

DEAR MR. HARTZOG: In view of your Department's interest in Senator Mansfield's Senate Bill 2166 I feel it appropriate to let you know my position.

I strongly support Senate Bill 2166.

The bill would authorize establishing the Grant-Kohrs Ranch at Deer Lodge, Montana, as a National Historic Site. This is a project that would be of substantial historic value to not only southwestern Montana but to the entire State as well.

Sincerely yours,

FORREST H. ANDERSON,
Governor of Montana.

U.S. DEPARTMENT OF THE INTERIOR,
NATIONAL PARK SERVICE,
Washington, D.C., October 7, 1970.

Memorandum to: Secretary of the Interior.
From: Chairman, Advisory Board on National Parks, Historic Sites, Buildings and Monuments.
Subject: Grant-Kohrs Ranch.

The Advisory Board on National Parks, Historic Sites, Bulidings and Monuments, at its 63rd meeting, October 5–8, 1970, in Washington, D.C., was informed of the recent developments in the proposal to establish a Grant-Kohrs Ranch National Historic Site at Deer Lodge, Montana. It noted that at its 61st meeting, October 6–9, 1969, it had been apprised of this splendid resource and of the opportunity which it represents to interpret the genesis and development of the Cattle Empire on the Western Range.

The Board considers this historic ranch to be one of national significance. The historic buildings and objects associated with it are in an excellent state of preservation. These facts, plus the owner's expressed desire to sell the ranch, prompt the Board to emphatically recommend that the National Park Service negotiate immediately with the owner of the property for its acquisition as an imporant site in the history of the American West. The need for haste is made even more pertinent by the fact that the owner, in case of a successful sale of his property to the National Park Service, has expressed his wish to make a free gift to the National Park Service of accompanying records and historic artifacts which have been consistently preserved upon the ranch. Both the ranch and its historical records constitute a unique opportunity which will not occur again. We commend the project for immediate attention.

NATHANIEL A. OWINGS.

STATEMENT OF STANLEY W. HULETT, ACTING DIRECTOR, NATIONAL PARK SERVICE, DEPARTMENT OF THE INTERIOR; ACCOMPANIED BY J. LEONARD VOLZ, DIRECTOR, MIDWEST REGION, NATIONAL PARK SERVICE; VERNON HENNESAY, ASSISTANT SUPERINTENDENT, YELLOWSTONE NATIONAL PARK; PHILLIP O. STEWART, CHIEF, DIVISION OF LAND ACQUISITION, NATIONAL PARK SERVICE; AND EDWARD BEARSS, HISTORIAN, NATIONAL PARK SERVICE

Mr. HULETT. Good morning, Mr. Chairman.

I would like to ask if I may have Mr. Leonard Volz, Director of the Midwest Region, and Vernon Hennesay, the Assistant Superintendent of Yellowstone National Park, accompany me.

Senator BIBLE. Very fine. I am happy to have you gentlemen here. Good to see you again, Mr. Volz.

Have you got the Midwest straightened out?

Mr. VOLZ. I am working at it, sir.

Senator BIBLE. I know you will do a good job.

You may proceed.

Mr. HULETT. Mr. Chairman, I have the distinct pleasure and privilege to present to you today the Department of the Interior's endorsement of S. 2166, the bill to authorize the Grant-Kohrs Ranch National Historic Site in Montana.

Hearings were held in the House on a similar bill, H.R. 9554, on April 28. We understand that the committee has now ordered this bill reported.

Senator BIBLE. Has it been reported? Is it on the House Calendar?

Mr. HULETT. Yes, sir; we understand now it is scheduled for action on August 7.

Senator BIBLE. August 7, all right.

Mr. HULETT. The Grant-Kohrs Ranch at Deer Lodge, Montana, is a place where we find several of the factors needed to convey a sense of a vanishing way of life, including the wide open spaces as a setting in which the stories of frontiersmen and cowboys can be told.

Evidence of the American affinity for history is widespread. Replicas and reproductions of pilgrim villages, forts, and frontier ghost towns are indicative of our desire to find temporary refuge from a sometimes perplexing present. The Grant-Kohrs Ranch, however, is real.

To the layman and historian alike, the cattle industry has been a focal point of western lore. The Grant-Kohrs Ranch headquarters is the surviving center of a once wide-ranging cattle empire. Johnny Grant, a trapper, hunter, and trader, settled in Deer Lodge Valley in 1859, finding a place where he could pasture year round the horses and cattle his trading ventures had assembled.

In 1862 he built a two-story log house, and in 1866, pressed by what he considered overcrowding in the valley, he sold the ranch to Conrad Kohrs. Kohrs, European by birth, had gone to sea at age 15, and after several years decided to seek his fortune in America. He worked in a packing house, a grocery store, a distillery, and ran logs down the Mississippi before he succumbed to gold fever in 1859.

He did not succeed in the Sacramento gold fields, and several years later, heading for Idaho diggings, he detoured through the Deer Lodge Valley, and stayed in the region working as a cattle buyer and a butcher.

From the time of his purchase of the ranch until the 1890's, when the open range cattle industry came to a close, Conrad Kohrs and his associates directed a vast cattle kingdom with thousands of animals extending hundreds of miles in northern and eastern Montana. Con Kohrs became a leader in his area, serving in the territorial legislature, helping to organize the Montana Stockgrowers' Association, and serving as a member of Montana's constitutional convention.

The Grant-Kohrs Ranch has been in the same family since Johnny Grant sold his spread in 1866. The present day rancher is Conrad K. Warren, grandson of Con Kohrs. Mr. Warren converted the operation in the 1930's to a purebred Hereford operation, and most lately has been engaged in raising feeder cattle.

82-915—72——3

Mr. Chairman, in addition to the ranch headquarters, which is comprised of buildings dating to 1862, we will acquire the ranch records which provide an unbroken record of over 100 years of range and purebred cattle operation.

The buildings house many implements used at various periods of the ranch's operation, as well as furnishings, artifacts, and a fine collection of wagons and buggies.

These records, implements, furnishings, and wagons are being donated by Mr. Warren. They form an extremely valuable and generous gift, because in addition to having an appraised value in excess of $100,000, there are many unique items.

In the collection of buggies, for instance, is a rare Doherty wagon, which was used as an ambulance to bring wounded from the Big Hole Battlefield, and is one of only three known to exist.

Our intention is to provide visitors with the opportunity to observe an operating cattle ranch headquarters. Lands adjacent to the historic structures will be maintained to preserve the natural scenic integrity of the site, providing a foreground of hayfields and rustic fences.

Land costs are estimated to be $350,000.

The National Park Foundation has purchased 130 acres in fee and 1,030 acres in scenic easement, for which we intend to reimburse the Foundation $257,554.

When completed, we will have acquired 207 acres in fee and 1,214 in scenic easement. Development of the site will cost $1,800,000 with all except $150,000 of this amount to be expended during the first 5 years.

We would like to take this opportunity to point out that on page 2 of the Department report we state that 1,280 acres of the proposed acquisition would be in scenic easement. This figure resulted from an arithmetical error, and should have read 1,214 acres.

Mr. Chairman, this concludes my statement. I would like to take this opportunity to point out to you the location of the ranch.

Senator BIBLE. Why don't you orient us on your map?

Mr. HULETT. Mr. Chairman, the ranch is located immediately adjacent to the city of Deer Lodge, Mont., within 100 miles of the major population centers of Montana—Helena, Butte, and Missoula. It is approximately 100 miles from the Big Hole Battlefield National Monument, and is almost halfway between the Glacier National Park and Yellowstone National Park on the main road, Interstate 90.

Senator BIBLE. How many miles north of Butte did you say?

Mr. HULETT. It is approximately 35 miles, Mr. Chairman.

Senator BIBLE. Thirty-five miles north of Butte, all right.

Mr. HULETT. Yes, sir.

Mr. Chairman, this graphic represents the area that is currently held by the National Park Foundation. The area bounded in orange, 1,030 acres, is held in scenic easement by the National Park Foundation. The area enclosed in black, 130 acres, is held in fee by the National Park Foundation.

On the overlay, you can see that we propose to acquire additional acreage in fee in order to take in the bottom lands along the Clark Fork River.

In addition, we propose to acquire additional scenic easement immediately to the east of the railroad tracks, because of possible encroachment by a subdivision that is currently being built between U.S. 10 and the railroad tracks.

In addition, we propose acquisition of a scenic easement on the north end of this meadow, because it is very easily seen from the historic site itself.

Mr. Chairman, I will ask Mr. Hennesay to explain the development plan to you.

Senator BIBLE. Very well.

You said that the development costs would be $1,800,000. Justify the expenditure of that much money. What are you going to do with your proposed development?

Mr. HENNESAY. Mr. Chairman, in the center of the proposed area are the historic structures, which include the original house, plus several of the historic buildings that were used during the time the ranch was in full operation.

This area will be restored to the condition it was in during the late 19th century. Access to the area will be from the south, with access by foot only into the historic areas.

Support facilities will be on the east side of the tracks away from the present historical area, so that our equipment and support facilities will not be mixed with the historic structures.

The access proposed for the area will be from a parking area a short distance from the buildings, so that visitors will get the full effect of the historical ranch scene as they approach on foot.

Senator BIBLE. Now tell me how you are going to spend $1,800,000? That is still quite a bit of money, even in this spending spree we are on. How do you spend $1.8 million? Break it out for me.

Mr. HULETT. Yes, Mr. Chairman.

For roads, trails, and parking areas, we propose to spend $250,000.

In the future we may utilize some sort of horse and wagon transportation.

Foot bridges, drainage structures, et cetera, will cost $100,000.

The ranch building complex itself, including historical restoration and visitor services, will cost $500,000.

Utilities will cost $150,000.

Other public facilities at the site will cost $100,000.

Housing for National Park Service personnel, since there is not sufficient rental housing available in the city of Deer Lodge, will be $150,000.

Our maintenance facilities will cost $250,000.

Other items, such as fencing, other site development, will run approximately $150,000.

Senator BIBLE. That totals $1,800,000? That is a 5-year development program, is that right?

Mr. HULETT. The development figure for the first 5 years is $1,650,000, and the balance of $150,000 is for future years, Mr. Chairman.

Senator BIBLE. How come you didn't leave that $150,000 out? That doesn't sound like Mr. Hartzog.

Mr. HULETT. Mr. Chairman, we are not sure that we will need a transportation system, and that is why we set it in the future.

Senator BIBLE. George Hartzog has about all he can do now without running a cattle ranch. What are you going to do with this after you get it? Are you going to run cattle on it?

Mr. HENNESAY. The area will be restored to the condition that it was in during the active cattle ranching period of the late 1800's to

the early 1900's, with the historic structures, rustic fences, and this sort of thing. Trails will be developed through the area to allow the visitor to see what a cattle ranch operation was like during this period of history.

Senator BIBLE. Well, how many cattle are you going to run?

Mr. HENNESAY. There is no plan at this time to run a definite number of cattle on it.

Senator BIBLE. Well, will the National Park Service own cattle? It is going into the cattle-animal business in some areas, and it bothers me, because I think Director Hartzog has got about all he can do right now, from what my letters reflect.

What is the planned operation? How are you going to operate this?

Mr. HULETT. Mr. Chairman, most of the cattle will be in the scenic easement area, and will not be owned by the National Park Service.

Senator BIBLE. Who will own the cattle?

Mr. HULETT. They will be owned by private ranchers.

Senator BIBLE. None of them by the Park Service?

Mr. HULETT. We don't intend at this time to purchase any cattle, Mr. Chairman.

Senator BIBLE. At this time? Do you plan on getting them sometime in the future?

Mr. HULETT. That I cannot answer. We have not gotten far enough in our planning to decide whether we must own cattle to interpret the Grant-Kohrs Ranch.

Senator BIBLE. As I was just repeating, we have so many complaints about the operation of the National Park Service that I hope you won't go hogwild and try to buy a big spread and run cattle. But you say now you have no present intention of owning or running the cattle?

Mr. HULETT. That is correct, sir.

Senator BIBLE. And if a visitor goes to the Grant-Kohrs Ranch and sees the old ranchhouse and the surrounding area, he will see cattle, but they will be owned by somebody else?

Mr. HULETT. That is correct. We will be returning the bunkhouses to the state they were in, so people can get a flavor of what it was like to run a cattle ranch in the 1860's.

Senator BIBLE. Now, are there any mineral values in this particular acquisition?

Mr. HULETT. No, sir; not as known to us.

Senator BIBLE. When you acquire fee simple, do you acquire the mineral rights underlying the ground?

Mr. HULETT. Mr. Chairman, I would like to ask Phil Stewart, Chief of our Division of Land Acquisition, to answer that.

Senator BIBLE. Mr. Stewart.

Mr. STEWART. Yes, Mr. Chairman, we have acquired it.

Senator BIBLE. You acquire not only the surface, but the oil and mineral rights underneath?

Mr. STEWART. Yes.

Normally these are alienated in a third party, but here they are not.

Senator BIBLE. All right. So, you do acquire everything, the surface rights and the mineral rights as well?

Mr. STEWART. Yes, sir.

Senator BIBLE. Very well.

Now, what about water rights? Those, in many instances—I guess most instances, actually—are the most valuable assets on a ranch. What is the water right problem here? Do you get all the water rights to go with the ranch? Do you acquire them when you acquire this property in fee simple, as you pointed out?

Mr. STEWART. The only water rights involved here are just what is utilized on this particular meadow, and they, of course, go with the easement and with the fee acquisition.

Senator BIBLE. If they go with the easement, where do they vest? Do they vest with the Park Service?

Mr. STEWART. They are vested right now with the National Park Foundation.

Senator BIBLE. You mean the scenic easement carries with it the water rights?

Mr. STEWART. In this case, yes.

Senator BIBLE. And what is the amount of the scenic easement?

Mr. HENNESAY. 1,030 acres, at present.

Mr. HULETT. Yes, sir. We plan to acquire a total of 1,214 acres in scenic easement.

Senator BIBLE. And it is my understanding that 1,200-odd acres that you acquire by way of scenic easement carries with it the water rights that goes with that scenic easement?

Mr. STEWART. The use of it, yes, sir. The scenic easement provides that the property will be used only for historical ranching and haying purposes, and the water that is there will be used for that purpose. The owner can't change the use from the grazing and haying purposes.

Senator BIBLE. But if you are not going to run cattle, then what use do you put that water right to?

Mr. STEWART. The water goes to the hay ground. There is a big hay meadow. Will you point it out on the map?

Mr. HENNESAY. This area, in scenic easement, of course, will still be in private ownership. We will not have any operational control over this.

Senator BIBLE. I understand that, but I understood Phil Stewart to say that nevertheless the water right goes with that scenic easement area and will go to the National Park Service.

Do I understand you correctly?

Mr. STEWART. It will be used for the benefit of the National Park Service, because the owner cannot use that water for any purpose other than on the meadow for production of hay. That is what he is limited to on the 1,030 acres.

Senator BIBLE. Who is limited, the lessee?

Mr. STEWART. Conrad Warren.

Senator BIBLE. I see. He is going to continue to operate that just as he is operating it today?

Mr. STEWART. That is right.

Senator BIBLE. I just wanted to know where the water right is. I wanted to know exactly where that water right vests.

Mr. STEWART. The water right is vested in the owner, but can be used only for the benefit of the National Park Foundation at the present time. Eventually it will be for the benefit of the National Park Service to perpetuate this area in its natural state as a hay meadow, after the National Park Foundation conveys the scenic easement to the Park Service.

Senator BIBLE. Then are you saying that the National Park Service is going to operate the scenic easement as the present owner, is that what you are saying?

Mr. STEWART. His use is limited to the use that is presently being made of it. In other words, it can't be changed and developed for a subdivision or anything else.

Senator BIBLE. I can understand that. That is wise. But I simply don't comprehend this line of authority.

Mr. STEWART. The purpose is continuation of the historic grazing and ranching uses and with that, of course, goes the water which is needed to grow the hay on this particular meadow.

Senator BIBLE. Well, will there be a conflict between the owner of the scenic easement and the National Park Service on the use of that water?

Mr. STEWART. No, there should not be. It should be mutually beneficial to have the water used by the owner for the benefit of that area to protect it as a meadow.

Senator BIBLE. I see. I just wanted to make that very clear, because water will cause more fights than almost anything in the West, and I don't want to see you get into a wrangle over a water right here.

Your statement to me is that the owner will be running cattle within the area described in the scenic easement, and will operate it as it is now, as a cattle spread. He will use the water as he does now for the purpose of growing hay, wild hay or clover, whatever, and that as long as he uses it for that purpose and doesn't divert it for some other intent such as building a subdivision, then he can continue that possession, and operate it indefinitely.

Mr. STEWART. Right, and it would be for the benefit of the National Park Service to have this area maintained in its historic state.

Senator BIBLE. All right. I guess we have a record on that point.

Does the scenic easement specifically prohibit subdivision?

Mr. STEWART. No. The scenic easement simply says that the owner will continue to operate this area as it has historically been, for ranching and grazing purposes.

Senator BIBLE. I see. And in your opinion that is adequate to protect it against encroachments by subdivisions?

Mr. STEWART. Yes, sir; absolutely.

Senator BIBLE. Now, how about the area acquired in fee simple by the National Park Service? Are you going to maintain that just as it is now, or roughly as it is now?

Mr. HENNESAY. It will be restored to the condition it was in during the late 1800's and early 1900's, with the rustic fences around it to be restored. The buildings themselves will be restored to that period.

Senator BIBLE. Are the buildings in disrepair at the present time?

Mr. HENNESAY. The buildings are in fairly good condition. There is some need for us to weather-proof and stabilize some of the buildings, and this sort of thing, to make them safe for visitors.

Senator BIBLE. Of course, I can understand that.

What is the estimated cost of doing that?

Mr. HULETT. Mr. Chairman, we have estimated the cost at approximately $500,000.

Senator BIBLE. That is the $500,000, all right.

Is the entire Montana area under your region, Mr. Volz?

Mr. VOLZ. Yes, sir.

Senator BIBLE. You have all of it. I want to see you after the hearing is concluded. I want to talk about Glacier for a while, if I may, possibly with Jerry Verkler.

I think I have no further questions.

Thank you very much, and we don't see any real problems on this particular bill.

We will, of course, build into our legislation the statutory limitations. I am advised the House has placed a limitation of $350,000 for land acquisition, and $1.8 million for development, is that correct?

Mr. HULETT. Yes, sir, that is correct. They did include the amendment providing for the cost escalation.

Senator BIBLE. What is your estimated cost of annual operation? I don't know that we touched that.

Mr. HULETT. Mr. Chairman, we estimate the cost of operation after the fifth year to be $133,400.

Senator BIBLE. $133,000 after the fifth year. It builds up from $108,-100 to $133,400, is that correct?

Mr. HULETT. Yes, sir; that is correct.

Senator BIBLE. I have no further questions.

That will conclude the hearing.

Mr. HULETT. Thank you, Mr. Chairman.

(Whereupon, at 10:30 a.m., the hearing in the above-entitled matter was concluded, and the subcommittee was recessed, subject to the call of the Chair.)

APPENDIX

(Under authority previously granted, the following statements and communications were ordered printed:)

U.S. DEPARTMENT OF THE INTERIOR,
NATIONAL PARK SERVICE,
Washington, D.C., July 31, 1972.

Hon. ALAN BIBLE,
Chairman, Subcommittee on Parks and Recreation, Committee on Interior and Insular Affairs, U.S. Senate, Washington, D.C.

DEAR SENATOR BIBLE: Following the July 27 hearing before the Subcommittee on S. 2166, the bill to authorize establishment of the Grant-Kohrs Ranch National Historic Site in Montana, this Department was requested to supply for the record a copy of the scenic easement obtained by the National Park Foundation on lands for the proposed historic site.

A copy of the deed, in which this easement appears in Parcel V, is enclosed. The easement is marked in red on page 3 of the deed.

In addition we want to confirm the understanding expressed in the record with respect to water rights. Those lands acquired in fee will be acquired with only those water rights as may have been held by the prior owner. In the case of acquisition of scenic easements water rights will be retained by the owner of the land, subject to restriction by operation of the scenic easement to the traditional prior uses of haying and use by livestock. Other uses of the water would not be in accordance with the agreement. Therefore, the easement insures that, while the owner retains water rights, these rights will be used in a manner beneficial to the National Park Service.

We appreciate the opportunity to supplement our testimony.

Sincerely yours,

STANLEY W. HULETT,
Associate Director.

Enclosure.

DEED

For and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, Conrad K. Warren and Nellie F. Warren, husband and wife, hereinafter called the Grantors, hereby grant to the National Park Foundation, a charitable, non-profit corporation established by the Act of Congress, approved December 18, 1967 (81 Stat. 656), hereinafter called the Grantee, and its successors and assigns forever, absolutely and in fee simple, the following described land:

All that certain real property situate in the County of Powell, State of Montana, being more particularly described as follows

LANDS LYING IN TOWNSHIP 8 NORTH, RANGE 9 WEST, M.P.M.

PARCEL I

A tract of land in the Northwest Quarter (NW¼) of Section Thirty-three (33), Township Eight North (T8N), Range Nine West (9W) of the Montana Principal Meridian, Powell County, Montana, more particularly described as follows:

Commencing at the intersection of the westerly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad and the northerly City Limit of the City of Deer Lodge, Montana; thence northerly along said right-of-way line eight hundred ninety-eight feet (898′) more or less to the true point of beginning, which point is marked by an iron pin and bears South twenty-eight degrees forty minutes West (S28°40′W) nineteen hundred seventy-four and seven-tenths feet (1974.7′) from the North Quarter corner of said Section Thirty-

three (33); thence North sixty-seven degrees fifty-seven minutes West (N67°57′W) eight hundred forty-six and four-tenths feet (846.4′) to a point marked by an iron pin; thence North ten degrees thirty-five minutes East (N10°35′E) eight hundred forty-eight and three-tenths feet (848.3′) to a point marked by an iron pin; thence North sixty-four degrees forty-eight minutes East (N64°48′E) two hundred fifty-one and five-tenths feet (251.5′) to a point marked by an iron pin; thence North thirty-seven degrees forty-one minutes East (N37°41′E) one hundred fifty-one and four-tenths feet (151.4′) to a point marked by an iron pin; thence South eighty-six degrees twenty-two minutes East (S86°22′E) three hundred forty-five feet (345.0′) to a point marked by an iron pin; thence South three degrees thirty-eight minutes West (S3°38′W) seven hundred and three feet (703.0′) to a point marked by an iron pin; thence South eighty-six degrees twenty-two minutes East (S86°22′E) fifty feet (50.0′) to a point marked by an iron pin on the westerly right-of-way line of said Railroad; thence South three degrees thirty-eight minutes West (S3°38′W) along the westerly right-of-way line of said Railroad six hundred fifty-two and nine-tenths feet (652.9′) to the true Point of Beginning.

PARCEL II

A tract of land in the Northwest Quarter (NW¼) of Section Thirty-three (33), Township Eight North (T8N), Range Nine West (R9W), Montana Principal Meridian, Powell County, Montana, more particularly described as follows:

Commencing at the intersection of the northerly City Limit Line of Deer Lodge, Montana, and the easterly right-of-way line of the Burlington Northern Railroad as the true point of beginning, which point is marked by a wood post and bears South sixteen degrees fifty-seven minutes West (S16°57′W) twenty-seven hundred and sixty and nine-tenths feet (2760.9′) from the North quarter corner of said Section thirty-three (33); thence North three degrees thirty-eight minutes East (N3°38′E) nine hundred fifty feet (950.0′) along the easterly right-of-way of the Burlington Northern Railroad to a point marked by an iron pin; thence South fifty-seven degrees thirty-six minutes East (S57°36′E) seven hundred eight and five-tenths feet (708.5′) to a point marked by an iron pin on the westerly right-of-way line of Highway U.S. 10; thence South two degrees thirty-four minutes West (S2°34′W) five hundred seventy-seven feet (577.0′) along the westerly right-of-way line of said Highway to a point on the northerly City limit line marked by a wood post; thence North eighty nine degrees twenty minutes West (N89°20′W) six hundred thirty-two and one tenth feet (632.1) along the northerly City Limit line of said City to the true Point of Beginning.

PARCEL III

All of the NW¼ lying West of the East Boundary of the Burlington Northern Railway Right-of-Way of Section Thirty Three (33), Township Eight North (T8N), Range Nine West (R9W). LESS PARCEL I.

PARCEL IV

Section 33: N½N½SW¼ lying West of East Boundary of the Burlington Northern Right-of-Way.

Together with all buildings, improvements, tenements, rights, easements and appurtenances thereunto belonging, including ground and sub-surface waters, and water from the Kohr-Manning Ditch in an amount sufficient to irrigate the land herein conveyed, but not to exceed 6 miner's inches, said waters to be used for historical site purposes, including but not limited to irrigation water for lawns, trees, shrubs, and gardens, and for visitor use, and TOGETHER with the right to use any and all roads now existing on the remaining land of the GRANTORS for use as access between Parcels I., II., and III., and as access from Parcels I., II., and III., to public roads and highways until alternate access is constructed.

SUBJECT to existing easements of record for roads and highways, public utilities, railroads and pipelines, and drainage and irrigation ditches. RESERVING to the GRANTORS the right to use the existing roads across PARCELS I., and III., as access to their remaining property until alternate access is constructed.

The Grantors also grant to the Grantee its sucessors and assigns, a Scenic Easement over the following described property, in perpetuity, subject to the conditions hereinafter set forth:

PARCEL V

All of the following described land, located in Township Eight North (T8N), Range Nine West (R9W) of the Montana Principal Meridian, Powell, County, Montana:

Section 20: SE¼SE¼ lying East of the County Road.

Section 21: SW¼ lying East of the County Road and West of East boundary right-of-way of the Burlington Northern; W½NW¼ lying East of County Road.

Section 28: All that part lying West of Easterly boundary of the Burlington Northern right-of-way.

Section 29: E½ lying East of County Road.

Section 32: All, less S½S½.

Section 33: NW¼ West of No. 10 Highway less Parcels I, II, and III. Excepting therefrom, a tract of land deeded to The City of Deer Lodge, Montana, an incorporated municipality, on the 21st day of September, 1959, by Conrad K. Warren and Nellie Warren, his wife, as recorded in Book 50 at page 619 of Deeds, records of Powell County, Montana.

The restrictions hereby imposed upon the use of Parcel V, and the acts which the Grantors so covenant to do and refrain from doing upon said Parcel V, are and shall be as follows:

The Grantors, for themselves, their heirs, administrators, sucessors and assigns, agree that in order to retain the open range character of said Parcel V, they will take no action and perform no acts to use the land for other than livestock ranching purposes.

Parcels I, II, III, IV, and the interest herein conveyed in Parcel V, are all conveyed subject to the following:

1. A strip of land conveyed by Thomas Stuart and Ellen Stuart, his wife, to the Utah and Northern Railway Company, as recorded in Book 4 at page 405, Transcribed Records of Powell County, Montana.

2. A strip of land conveyed by Conrad Kohrs and his wife, Agusta F. Kohrs and John N. W. Bielenberg, to the Utah and Northern Railway Company, as recorded in Book 4 at page 495, Transcribed Records of Powell County, Montana.

3. A right of way over, upon, and across the above described land as conveyed by Conrad Kohrs and his wife, Agusta F. Kohrs, and John N. W. Bielenberg, to the Utah and Northern Railway Company, as recorded in Book 4 at page 497, Transcribed records of Powell County, Montana.

4. A strip of land conveyed by Samuel E. Larabie and his wife, Julia W. Larabie, to The Utah and Northern Railway Company, as recorded in Book 4 at page 280, Transcribed Records of Powell County, Montana.

5. That portion of the above described land as conveyed by S. E. Larabie and Julia W. Larabie, his wife, to The Chicago, Milwaukee and Pudget Sound Railway Company, as recorded in Book 8 at page 360, Deed records of Powell County, Montana.

6. That portion of the above described land conveyed by Kohrs & Bielenberg Land and Livestock Company, by Conrad Kohrs, President, to The Northern Pacific Railway Company, as recorded in Book 8 at page 628, Deed records of Powell County, Montana.

7. That portion as conveyed by Samuel E. Larabie and Julia W. Larabie, his wife, to The Chicago, Milwaukee and St. Paul Railway Company of Montana, a corporation, as recorded in Book 9 at page 97, Deed records of Powell County, Montana.

8. That portion conveyed by Samuel E. Larabie and Julia E. Larabie, his wife, to The Chicago, Milwaukee and St. Paul Railway Company of Montana, a corporation, as recorded in Book 9 at page 98, Deed records of Powell County, Montana.

9. Right of Way Easement granted by Conrad Kohrs Company, a corporation, to The Montana Power Company, a corporation, the right to construct, maintain, operate and remove pipe lines across other lands, and NE¼NW¼ of Section 28; S½SW¼ of Section 21; NW¼SW¼ of Section 21, East of County Road, all in T 8 N. R. 9 W., as recorded in Book 40 at page 53, Deed records of Powell County, Montana.

10. Right of Way Easement filed October 6, 1954, granted by C. K. Warren and Nellie F. Warren, his wife, to The Montana Power Company, a corporation, to construct, maintain, operate and remove pipe lines for the transmission of gas and oil and a telephone line, as now surveyed and located over, along and across the NE¼SW¼ and SE¼NW¼ of Section 33, T. 8 N. R. 9 W., as recorded in Book 44 at page 262, Deed records of Powell County, Montana.

11. Right of Way Easement granted by C. K. Warren and Nellie F. Warren, his wife, to The Montana Power Company, the right to construct, maintain, operate and remove a pipe line for the transmission of gas, over, along and across the N½SW¼ of Section 21, T. 8 N. R. 9 W., as recorded in Book 45 at page 296, Deed records of Powell County, Montana.

12. Right of Way Grant and easement for use as a private road granted by Conrad K. Warren and Nellie F. Warren, his wife, to the City of Deer Lodge, an incorporated municipality, as conveyed in Book 50 at page 615, Deed records of Powell County, Montana.

13. Right of Way granted by Conrad K. Warren and Nellie Warren, husband and wife, to the City of Deer Lodge, Montana, an incorporated municipality, the right to lay, maintain, inspect, operate, protect, repair, replace and remove a sewer line on, over, and through Sections 28 and 33, T. 8 N. R. 9 W., as recorded in Book 50 at page 617, Deed records of Powell County, Montana.

14. Right of Way Easement granted by Conrad K. Warren and Nellie F. Warren his wife, to The Montana Power Company, a corporation, the right to construct, maintain, operate and remove an electric power line and communication system over, along and across SE¼NE¼SE¼ of Section 32, T. 8 N. R. 9 W., as recorded in Book 53 at page 563, Deed records of Powell County, Montana.

15. A strip of land conveyed by Conrad Kohrs, Agusta Kohrs, his wife, and John N. W. Bielenberg to Chicago, Milwaukee and St. Paul Railway Company, a corporation, as recorded in Book 9 at page 60, Deed records of Powell County, Montana.

16. The rights, if any, of The Kohrs Manning Ditch Company.

17. Preliminary Order of Condemnation, Case No. 5416, The Montana Power Company, a Corporation, vs. Conrad K. Warren and Nellie F. Warren.

And the said parties of the First Part, and their heirs, do hereby covenant that they will forever Warrant and Defend all right, title and interest in and to the said premises and the quiet and peaceable possession thereof, unto the said party of the Second Part, its successors and assigns, against all acts and deed of the said parties of the First Part, and all and every person and persons whomever lawfully claiming or to claim the same.

In witness whereof, the Grantors have hereunto set their hands and seals on this 13th day of November, 1970.

CONRAD K. WARREN.
NELLIE F. WARREN.

STATE OF MONTANA,
County of Powell, ss:

On this 13th day of November, in the year nineteen hundred and seventy, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Conrad K. Warren and Nellie F. Warren, his wife, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

In witness whereof, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

[SEAL]

M. L. DANIELS,
Notary Public for the State of Montana. (Residing at Helena, Montana.
My Commission expires March 1, 1971.)

RECORDED DEED 83936

CONRAD K. WARREN, ET UX

TO

NATIONAL PARK FOUNDATION

STATE OF MONTANA,
County of Powell, ss:

I hereby certify that the within instrument filed in my office on the 13th day of November A.D. 1970 20 o'clock P.M. and is recorded on 270 of Book 59 of Deed Records of Powell County, State of Montana.

Set my Hand and the Seal of said County.

_____ _____,
County Recorder.