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Tracing Harvey Coffman Water Rights Fred S Stevens' 6 July 1869 Decree

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Stevens' Water Information			
Decreed Water Rights & Lands Belonging of Plaintiffs			
Date	Name	Property	Water Rights Mentioned
17 Nov 1884	USA to Fred S Stevens	Lot 7 & NW 1/4 NE 1/4 Sec. 18 Lot 1 Sec. 17 Lot 5 Sec. 8	Deed mentions no water rights Deed: 139.17 Acres Decree: 138 inches (Jul. 6, 1869)
2 Jan 1897	USA to Fred S Stevens	Lots 1, 2 & 3 Sec. 18	Deed mentions no water rights Deed: 144.60 acres Decree: 140 inches (Oct. 1, 1884)
Other Stevens' and Stevens' Heirs Deeds			
Date	Name	Property	Water Rights Mentioned
2 Nov. 1893	Fred S. Stevens to The Heirs of Fred S Stevens Dec'd	Sixty inches of water to be taken out of The Blackfoot River ... per certain decree	No mention of specific decree
16 Mar 1896	USA to Fred S Stevens	SE 1/4 SE 1/4 & Lot 8 Sec 7	Deed mentions no water rights Deed: 63.80 acres
15 Nov 1900	Fred S Steven & Finetta to James W. Welch	... part of lots 1,2,4 Sec. 8 (46.26 Acres) lot 8 Sec 7 (9 acres)	Deed mentions no water rights
24 Feb 1904	Emily Warren Hodder to Fred S Stevens	Describes 29 acres which are part of Lot 6	Deed mentions no water rights
22 Mar 1904	Fred S Steven & Finetta to George R. Warren	All of Lot 3 Sec. 18	Deed mentions no water rights Deed: 38.20 acres
15 July 1912	Frederick Hodder to Abbie S Osborne - Administrator Deed	Describes 10 acres in the SE 1/4 NW 1/4 of Sec. 18. (property now owned Grimmert)	"... and all water rights therefor." Deed: 10 acres
3 Jan 1917	Fred S. Stevens and Finetta E. Stevens to Abbie S. Osborne	2.4 acres of NW 1/4 SW 1/4 Sec 8 portion of Lot 5 Sec 8 - 37.7 acres Lot 1 Sec 17 - 10.24 acres	"water rights" ... belonging or in anywise appertaining

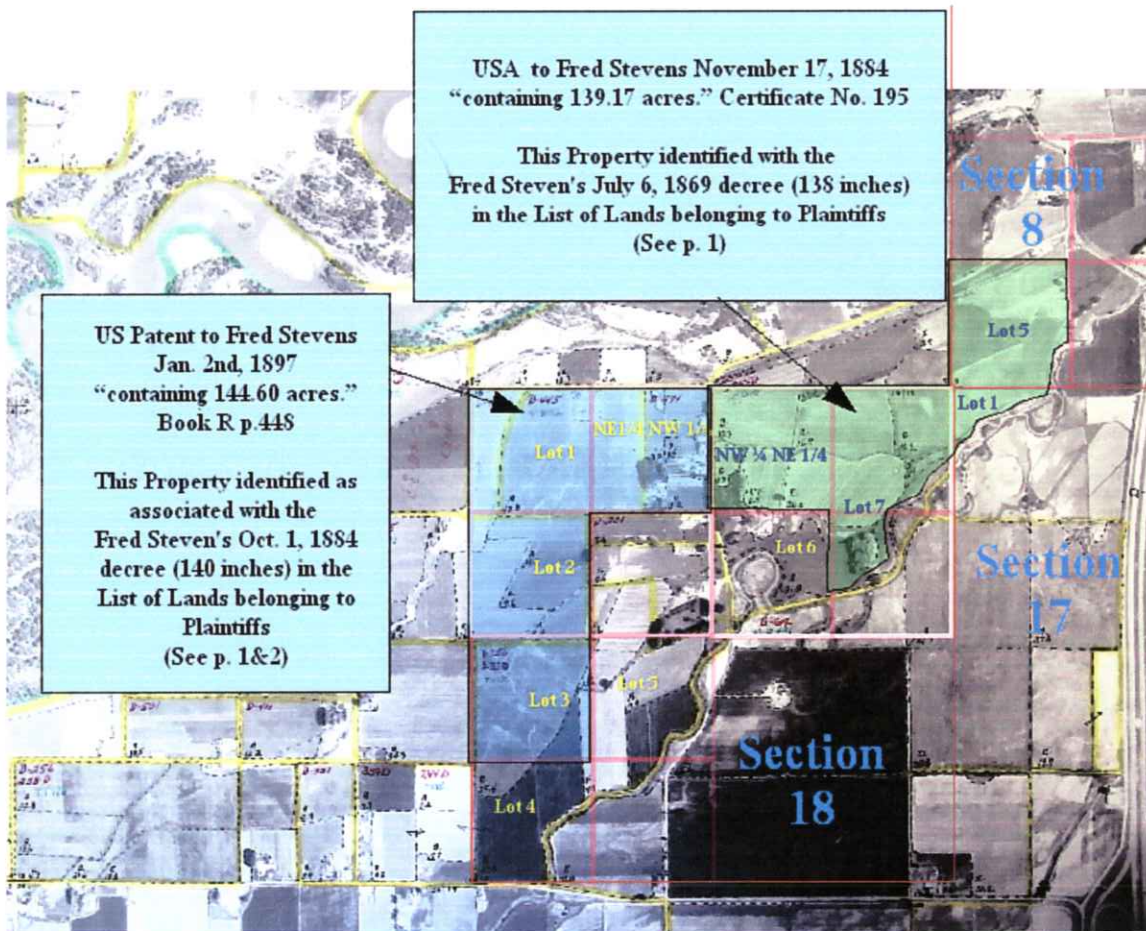
3 Sep 1918	Emma Stevens Bell and Robert N Bell, her husband, J.M. Stevens and Mabel H. Stevens, his wife, Abbie Osborne Stevens and Sidney H Osborne, her husband, and Richard W. Stevens, unmarried to Finetta E. Stevens	NW ¼ NW ¼ and Lot 6 & 7 is Section 18 and part of the SE ¼ SE ¼ ... "being what is commonly known as the Stevens Ranch."	"all ditch and water rights thereunto belonging or in any wise appertaining, and especially all the water unsold , held under a certain decree from the Blackfoot River;"
4 Sep 1918	Finetta E Stevens Widow to Emma Stevens Bell	Lot 4 of Stevens' Ranch plat – 39.59 acres This is portion of Lot 7 Sec 18	"and particularly --- inches of the decreed water. Mention "The Plat heretofore referred to is filed in the office of the County Recorder of Bingham county, State of Idaho on the --- day of September, 1918."
5 Dec 1921	Finetta H Stevens to Stevens Ranch Co.	Lot 3 (39.59 acres), Lot 2 (39.59 acres), Lot 1 (18.73)	50 inches of the decreed water 50 inches of the decreed water 18 inches of the decreed water
26 Jul 1956	Robert S. Osborne, son and devisee of Abbie S. Osborne to Leslie W. Cody	That portion of NW ¼ SW ¼ Sec 8 portion of Lot 5 Sec 8 Lot 1 Sec 17	"Together with the water rights and ditch rights and ditch rights of way used for irrigation thereof and particularly all such water rights conveyed by Fred S Stevens and Finetta Stevens, husband and wife to Abbie S. Osborne ... being 74.78 inches of the waters of Blackfoot River, under that certain decree made and entered in the case of Fred S. Stevens etal v. Eastern Idaho Water Co. ..."
19 Jun 1959	Leslie M Cody & Ella L Cody to J.M. Cornia and Catherine R. Cornia	2.4 acres of NW ¼ SW ¼ Sec 8 portion of Lot 5 Sec 8 – 37.7 acres Lot 1 Sec 17 – 10.24 acres	"54.94 inches in the Blackfoot River water"
13 Jul 1959	J.M. Cornia & Catherine R	That portion of NW ¼ SW ¼ Sec 8	"water and water rights of ways

	Cornia to Orval E. Cook	portion of Lot 5 Sec 8	thereunto appertaining and belonging ... 50.82 inches in the Blackfoot River water"
9 Sep 1959	J.M. Cornia & Catherine R Cornia to Orval E. Cook	Lot 1 Sec 17 "inadvertently omitted for deed dated July 13, 1959"	No water rights mentioned
7 Oct 1959	J.M. Cornia & Catherine R Cornia to Orval E. Cook	A strip of land thirty-three feet wide off the Easterly side of the following described property, to wit: ... "	No water rights mentioned
13 Apr 1973	Orval E Cook to Harvey Coffman	That portion of NW ¼ SW ¼ Sec 8 portion of Lot 5 Sec 8 Lot 1 Sec 17	"52.94 inches of water in the Blackfoot River."

1. The District Court decreed Fred S. Stevens' two water rights August 1st, 1891: Fred S. Stevens, July 6th, A.D. 1869 138 inches; Fred S. Stevens, October 1st, A.D. 1884 140 inches. See attached photo.
2. 17 November 1884, Fred S. Stevens was deeded the current Coffman property from the USA. This property listed in the "List of Lands Belonging to Plaintiffs" as being part of the 1869 decree. He was also deeded Lot 7 & NW ¼ NE ¼ Sec. 18 for a total acreage of 139.17 acres.
3. 3 January 1917, Fred S. Stevens and Finetta E. Stevens deeds the current Coffman property to Abbie S. Osborne i.e., 2.4 acres of NW ¼ SW ¼ Sec 8 portion of Lot 5 Sec 8 - 37.7 acres Lot 1 Sec 17 - 10.24 acres (50.34 acres total) with "water rights ... belonging or in anywise appertaining".
4. Note: On 3 September 1918 Emma Stevens Bell and Robert N Bell, her husband, J.M. Stevens and Mabel H. Stevens, his wife, Abbie Osborne Stevens and Sidney H Osborne, her husband, and Richard W. Stevens, unmarried sole surviving heirs of Frederick S Stevens deed their interest in the Stevens Ranch property back to their mother, Finetta E. Stevens with the following provision regarding water "all ditch and water rights thereunto belonging or in any wise appertaining, and especially all the water unsold, held under a certain decree from the Blackfoot River;". A water right had previously been deeded to Abbie S. Osborne on 3 January 1917 i.e., to the property now owned by Harvey Coffman.

5. 26 July 1956, Robert S. Osborne, son and devisee of Abbie S. Osborne deeds the current Coffman property to Leslie W. Cody with the following provisions, "Together with the water rights and ditch rights and ditch rights of way used for irrigation thereof and particularly all such water rights conveyed by Fred S Stevens and Finetta Stevens, husband and wife to Abbie S. Osborne ... being 74.78 inches of the waters of Blackfoot River, under that certain decree made and entered in the case of Fred S. Stevens etal v. Eastern Idaho Water Co."
6. 19 June 1959, Leslie M Cody & Ella L Cody deed the current Coffman property to J.M. Cornia and Catherine R. Cornia with "54.94 inches in the Blackfoot River water".
7. 13 July 1959, J.M. Cornia & Catherine R Cornia deed the current Coffman property to Orval E. Cook with "water and water rights of ways thereunto appertaining and belonging ... 50.82 inches in the Blackfoot River water"
8. 13 April 1973 Orval E Cook deeds the property to Harvey Coffman with "52.94 inches of water in the Blackfoot River."

The Fred S Stevens' Decrees



July 6, 1869 Decree

October 1, 1884



	OWNER OR DITCH	Water Right Ident. No.	DESCRIPTION OF LAND			
			Subdivision	Sec.	Twp.	Rge.
1.	Earl Ockerman		27-0018			
2.	Don Esplin		27-0004			
3.	Barlow Cook		27-001-002-003-004-005-Blackfoot Irrig.			
4.	Arvel Fielding		27-004-013			
5.	Vin Reid		27-004-014-022-023-028-021			
5.6.	Fred Reid		27-004-014-021-022-029			
7.	Wallace Reid		27-004-014-021-022-028			
6.8.	Everett Lyon		27-028-029			
9.	James Mattson		Blackfoot Irrigation			
7.10.	J.D. Robertson		27-016			
11.	John Taney		27-027			
8.12.	Lloyd W. Young		27-029			
13.	Joe Oleson		27-4077			
9.14.	Vera Belnap, Sec.		27-022-035			
15.	Rex Hale		27-004			
10.16.	Herchell Mynarcik		27-004			
17.	Fred Poindexter		27-023			
11.18.	Neal Powell		27-004			
19.	Annette Stephenson		27-004			
12.20.	Francis Whitten		27-023			
21.	Adrian Young		27-023			
13.22.	Merrill Packer		27-004			
23.	Lambert Produce		27-004 013 Blackfoot Irrigation			
14.24.	LeRoy Howell, Sec.		27-022-035-038-29-040-041			
25.	Eloise Hamilton, Sec		27-003-004-017-020-022-029			
15.26.	Shipley & Coles		27-012			Corbet Slough Blkft. Irrig.
27.	Harvey Coffman		27-027			
16.28.	O.E. Cook		27-004			
29.	Gordon Durney		27-027			
17.30.	Dan Daniels		27-027			
31.	Cordell Stewart		27-027			
18.32.	Darwin Thompson		27-027-023			
33.	Norman Wright		27-004-025-027-037 Blackfoot Irrigation			
19.34.	Stan McDaniels, Sec.		27-003-004-022-023-026-037 Blkft. Irrig.			
35.	Albert Bell, Sec.		Smith Maxwell			
20.36.	Layne Hamilton, Sec.		27-7129			
37.	Walt Hamilton		27-4016			
21.38.	Chesterfield Land & Livestock		27-023			
39.	Neil Bithell		27-4079			
22.40.	Joe Oleson		27-049			
41.	Merlin Frandsen		27-023-056			
23.42.	Gene Rishel		27-022			
43.	Earl Hunter		27-047-055			
24.44.	Ron Jensen		27-054			
45.	Lloyd Stolworthy		27-050-051-004-022-035-016-029			
25.46.	Clinton Cox		27-051			
47.	Lloyd Stolworthy		Sand Creek			
26.48.	Vera P. Belnap		Sand Creek			
49.	Basil Poulson		Sand Creek			
27.50.	Bruce Bradshaw		Sand Creek			
51.	Florian Wernette		27-0073-2132			
52.	Don Allen		27-0074-0080			
28.53.	Calvin Dredge		27-0076			
54.	Alma Hubbard		27-0075			
29.55.	L.W. White		27-2009-2040			
56.	Mary Sheridan		27-2069-2075			
30.57.	Lake & Ellis		27-0094			
58.	Sydney Thompson		27-203-20238-2028			
31.59.	Grant Lloyd		27-7008 A&B			
60.	Stauffer Chemical		27-4115			
32.61.	Jougard Sheep Co.		27-2011			
62.	Harris Bros.		27-2003			
63.	E.S. Stucki		27-2054-2052			
33.64.	D.W. Beckstead		27-0070			
65.	Calvin Bennett		27-2042-0043-0062-0063-0066-0070			
34.66.	Preston Allen		27-0060-0061-0065-0066-0067-0068-0069			
67.	Roland Allen		27-0060-0061-0065-0066-0067-0068-0069			
35.68.	Bear Lake Cattle Assn.		27-0033			
69.	Tom Cellan		27-0049			
70.	Corbridge Bros		Trans. #1641 W.R. #35-001			
71.	Monsanto Chemical		27-097-098			
72.	J.H. Stockings		27-7127-7118 Trans. #2433 W.R. #01-00204			
73.	Galen Christensen					
74.	Conda Partnership					

TIMELINES
Harvey G. Coffman 27-12A
LaVerelle Stecklein 27-12

27-12A	11/17/1884	Patent USA to Fred Stevens T3S, R35E, Section 18, Lot 7 and NENE T3S, R35E, Section 17, Lot 1 T3S, R35E, Section 8, Lot 5 Contains 139.17 acres Subject to vested and accrued water rights for mining, agricultural, manufacturing, or other purposes Rights to ditches and reservoirs used in connection with water rights Reserved right of way for ditches or canals constructed by USA
27-12	10/24/1899	Indenture, Fred Stevens to G. W. Ezell T3S, R35E, Section 18, NENW, Lots 1 and 2 All ditch and water rights 116", priority date 10/1/1884 (NOTE: 27-27 priority date) Recorded Book U page 555
27-12A	11/27/1905	Deseret Land Certificate #1401, Fred Stevens T3S, R35E, Section 8, NWSW, 40 acres Subject to vested and accrued water rights for mining, agricultural, manufacturing or other purposes Rights to ditches and reservoirs used in connection with water rights Reserved right of way for ditches or canals constructed by USA
27-12A 27-12	1/3/1917	Deed Record, Fred Stevens to Abbie Osborne T3S, R35E, Section 8, SWSW, 2.4 acres T3S, R35E, Section 8, Lot 5, 37.7 acres T3S, R35E, Section 17, Lot 1, 10.24 acres Water rights Recorded Book 30, Page 505
27-12A 27-12	8/24/1917	Affidavit of John W. Jones, attorney. Re Fred Stevens Patent abstract #15 T3S, R35E, Section 7, SESE, Lot 8
27-12	9/3/1918	Deed, Emma & Robert Bell, J. M. & Mabel Stevens, Abbie and Sidney Osborne, Richard Stevens to Finetta Stevens, widow T3S, R35E, Section ??, NWNE, Lots 6 and 7 T3S, R35E, Section ??, SE (known as Stevens Ranch) All ditch and water rights All unsold Blackfoot water
27-12	9/4/1918	Warranty Deed, Finette Stevens, to Emma Stevens Bell (Assume T3S, R35E) Lot 4 of Stevens Ranch, 39.59 acres Wall ditch and water rights ---- inches of Blackfoot water

27-12	12/5/1921	Recorded Book #40, No. 4812 Deed, Finetta Stevens to Stevens Ranch Lot 3 of Stevens Ranch, 39.59 acres Ditch and water rights 50" Blackfoot water decreed to Stevens (SOME INFORMATION IS MISSING) ditch and water rights 30" (could be 50") Blackfoot water decreed to Stevens Lot 1, 18.73 acres (house area) 18" Blackfoot water Recorded #4019
27-12	12/31/1940	Sheriff's Deed on Foreclosure, Sheriff to Emma Stevens Bell action of Emma Stevens Bell against Stevens Ranch Company, a defunct corporation, Judgment dated 4/24/1936 T3S, R35E, Section 18, Lots 1, 2 and 3 of Stevens Plat, 97.91 acres All water, water rights, ditches and ditch rights of way Recorded \$43251
27-12	7/5/1956	Deed, Fred Bell to Bessie Bell (from Mother's estate: Emma Bell) T3S, R35E, Section 18, NWNE Lots 6 and 7. (Stevens Ranch Lots 1, 2, 3 and 4.) T3S, R35E, Section 7, SESE, Lot 8. Contains 137.51 acres All water and water rights, ditches and ditch rights
27-12A 27-12	7/26/1956	Warranty Deed, Robert & Abbie Osborne to Leslie Cody T3S, R35E, Section 8, NWSW T3S, R35E, Section 8, Lot 5 T3S, R35E, Section 17, Lot 1 Water rights and ditch rights of way 74.78" Blackfoot water 66 shares capital stock Riverton Dam Company 10 shares Central Ditch Company Recorded Book 93, page 217
27-12A 27-12	6/19/1959	Warranty Deed, Leslie & Ella Cody to J. M. & Catherine Cornia T3S, R35E, Section 8, NWSW, 2.4 acres T3S, R35E, Section 8, Lot 5, 37.7 acres T3S, R35E, Section 17, Lot 1, 10.24 acres Ditches and ditch rights of way, water and water rights 10 shares Central Ditch Company 59.94" Blackfoot water Recorded Book #103, Page 16
27-12A 27-12	7/13/1959	Warranty Deed, J. M. & Catherine Cornia to Orval & Nerene Cook T3S, R35E, Section 8, Lot 5, 51.8 acres Water and water rights of way 9.25 shares Central Ditch

50.82" Blackfoot water
Recorded Book #103, page 17

27-12A	9/9/1959	Warranty Deed, J. M. & Catherine Cornia to Orval & Nerene Cook T3S, R35E, Section 17, Lot 1 Recorded Book #103, page 141
27-12A 27-12	4/5/1973	Contract for Deed, Orval & Nerene Cook to Harvey & Carole Coffman T3S, R35E, Section 8, Lot 5 T3S, R35E, Section 17, Lot 1, except 33' wide easement 52.94" Blackfoot water 59 shares Riverton Dam Company 13 shares Central Ditch Company
27-12	4/7/1976	Warranty Deed, John & Alvina Taney to LaVerelle & Deanna Stecklein T3S, R35E, Section 18 T3S, R35E, Section 18, 3 exceptions Water rights and ditch rights of way 75" Blackfoot water Recorded #212973
27-12	12/28/1979	Warranty Deed, Laverelle & Deanna Stecklein to John & Alvina Taney T3S, R35E, Section 18, 10.8515 acres Includes motor to pump water but no specific water mentioned Recorded #261368
27-12	12/28/1979	Warranty Deed, John & Alvina Taney to Laverelle & Deanne Stecklein T3S, R35E, Section 18, 8.267 acres Easement for 25' private roadway 4" Blackfoot water, decreed to Leon Misslin. Recorded #261369
27-12	2/9/1981	Deed of Personal Representative, Fred Bell estate to Melvin and Alice Coles T3S, R35E, Section 18, NWNE Lot 7 and part of Lot 6 (Stevens Ranch Lots, 1, 2, 3, and 4) T3S, R35E, Section 7, SESE, Lot 8 Ditches All water and water rights evidenced by a IDWR Claim filed Recorded #276130
27-12	1/28/1988	Warranty Deed, Shipley & Coles Farms to Dean & Juanita Shipley T3S, R35E, Section 18, NWNE, Lots 7 and part of 6 (Stevens Ranch Lots 1, 2, 3, and 4) T3S, R35E, Section 7, SESE, Lot 8 Ditches and present irrigation system

Recorded #379235

12-27	3/9/1990	Warranty Deed, Dean and Juanita Shipley to LaVerelle Stecklein T3S, R35E, Section 18, NWNE, Lots 7 and part of 6 (Stevens Ranch Lots 1, 2, 3 and 4) T3S, R35E, Section 7, SESE, Lot 8 All water and water rights, ditch and ditch rights 2.760 CFS decreed of Blackfoot water Recorded #387982
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SCALE 2 IN. - 1 MILE

METSKER MAPS

P.O. Box 110669

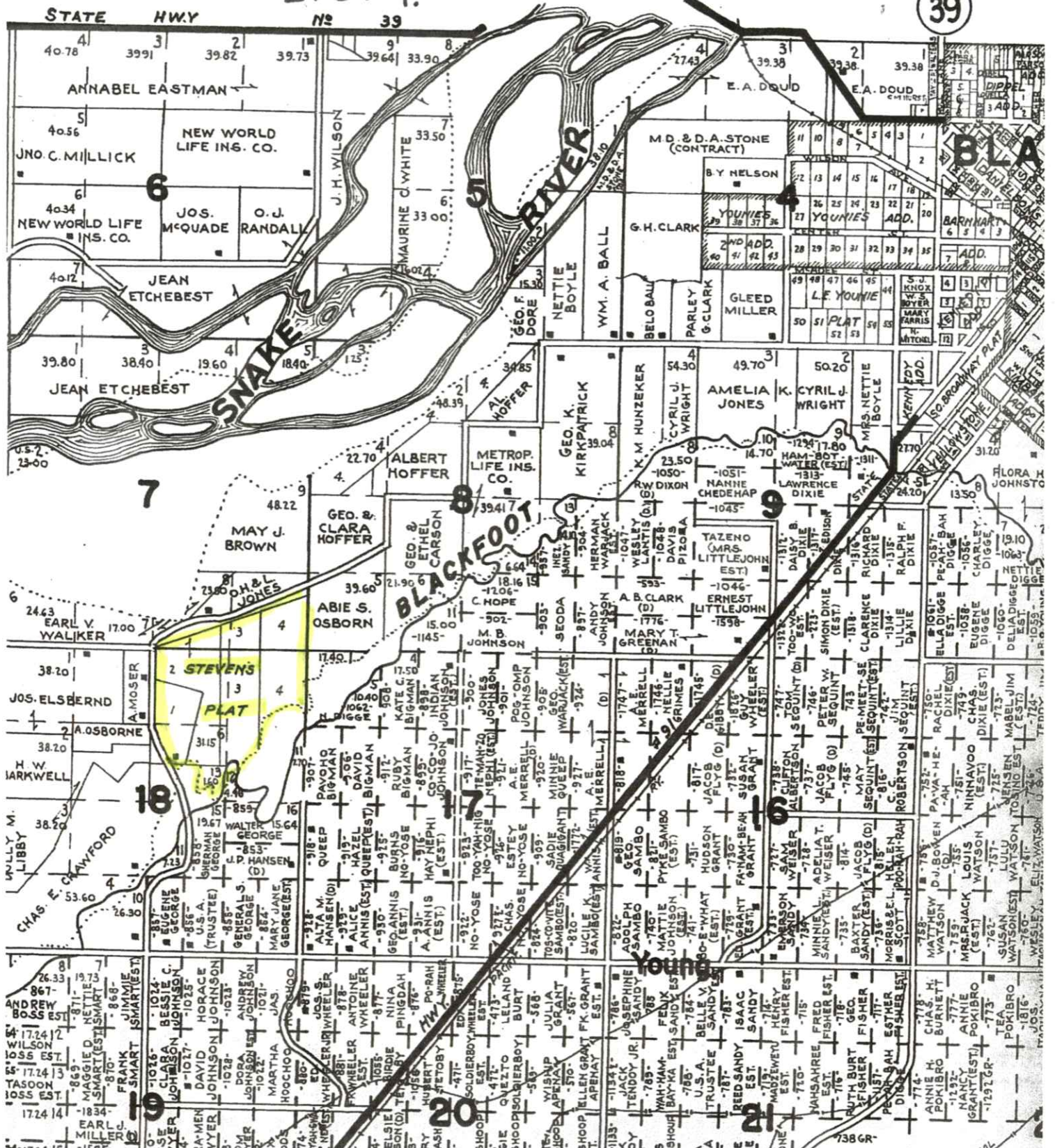
Tacoma, WA 98411-0669

(206) 588 5222

TOWNSHIP 
BINGHAM

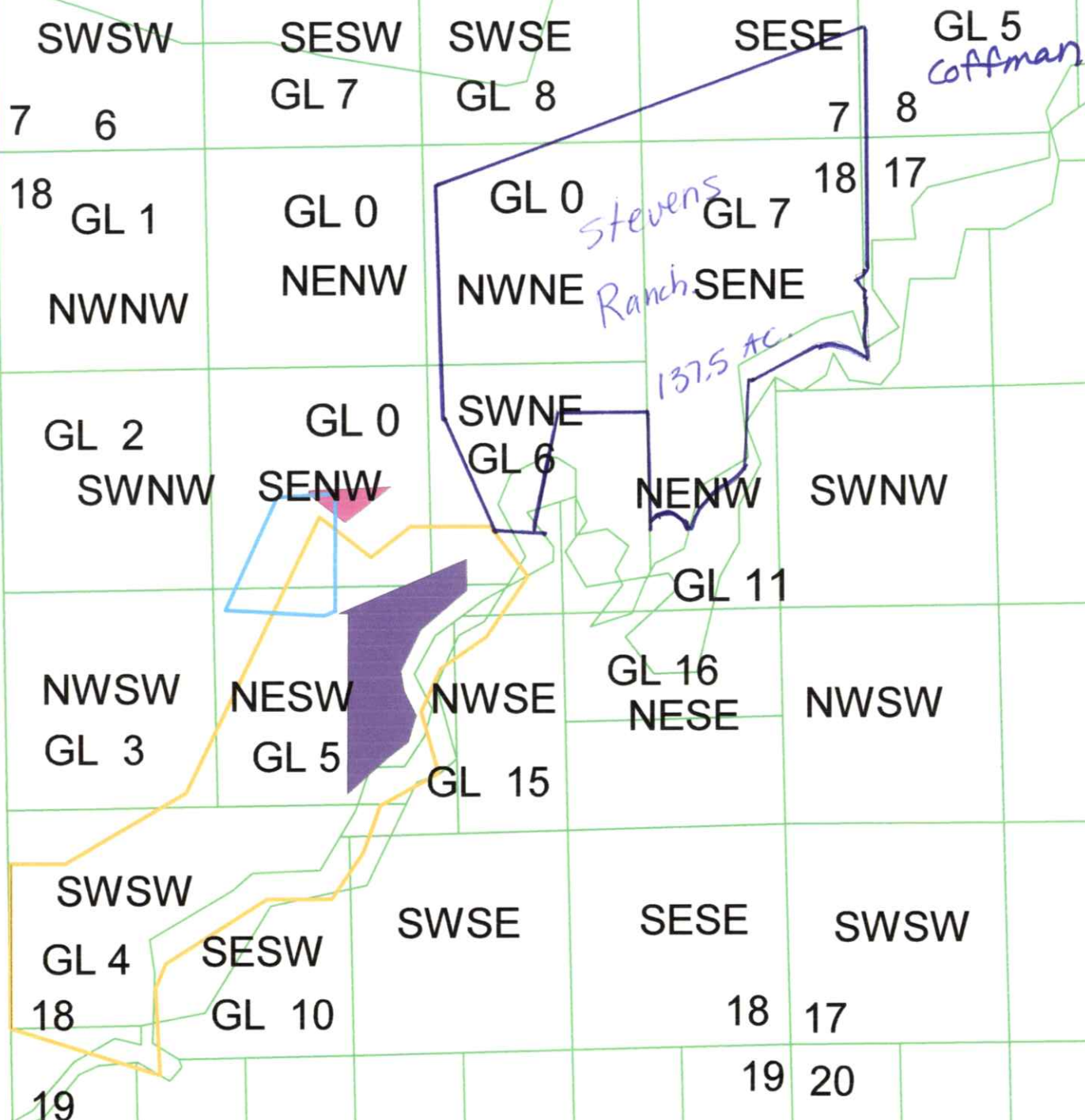
T3S R35 E.B.M.

39



1940

T3S R35E.B.M.



27-12 project

COGO 3/23/04



State of Idaho

DEPARTMENT OF WATER RESOURCES

15 West Center Street, Soda Springs, ID 83276

Phone: (208) 547-3993 Fax: (208) 547-3939 Web Site: www.idwr.state.id.us

DIRK KEMPTHORNE
Governor

KARL J. DREHER
Director

March 31, 2004

Harvey G. Coffman
Carole J. Coffman
487 West Riverton Road
Blackfoot, ID 83221

Ref: Snake River Basin Adjudication (SRBA)
Claims 27-12A and 27-11997.

Subject: Evidence of ownership

RESPONSE DATE: APRIL 28, 2004

Dear Harvey and Carole:

I wanted to remind you that I still need additional information on your adjudication claims listed above. During our last meeting I requested copies of the warranty deeds of your predecessors. Your deed does not specify what water of the Blackfoot goes with the property. After reviewing the water master's reports from 1979 to 1988 he shows delivery to you of water right 27-27. Which is also a Fred Stevens decree. So please submit some additional information to support your claim to 27-12 because based on the information available to me I would have to recommend your claim to be disallowed.

Claim 27-11997 was filed on the Welch water that also needs evidence to support the ownership of the water. You should have probably already gotten a letter from the Attorney General's office requesting the information.

If you have any further questions please feel free to contact me in the office at 547-3993.

Respectfully,

Cindy E. Bird
Adjudication Bureau