

City of McMinnville

Aug 29, 2026

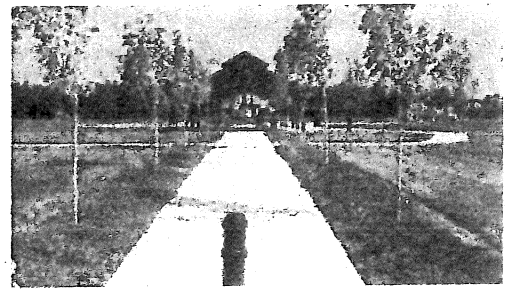
How can we help you?



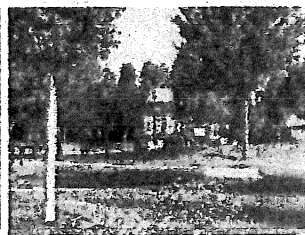
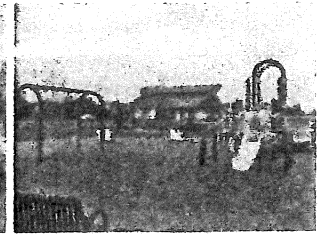
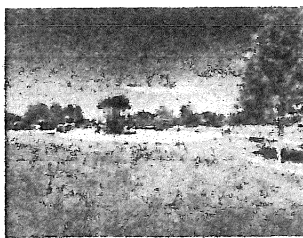
PARKS AND RECREATION

Chegwyn Farms Neighborhood Park

This four acre-park is intended for neighborhood use but is a great destination for families and very small groups with young children. The "farm theme," celebrating McMinnville's agricultural history, allows children to climb through a barn, play on a John Deere tractor, or ride a chicken! Swing sets, picnic shelter, basketball court, park pathways (.45 mile paved) and plenty of lawn turf open space are all available for play. The park is named in honor of Charles and sister Agnes Chegwyn who approved the park being constructed on part of the larger 185 acre Chegwyn Conservation easement created to preserve their family's farmland in NE McMinnville. Single occupancy restroom available. Playground equipment serves ages 2-12. Dogs prohibited in playground areas. Dogs must remain leashed; off-leash activities prohibited. Park opened in 2011.



Click any thumbnail image to view a slideshow



9-16-2026

Submitted by
Debra Hammond

May 2, 2008

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that **Percy Charles Chegwyn** hereinafter referred to as "**GRANTOR**," for the consideration hereinafter stated, does hereby **GRANT, BARGAIN, SELL and CONVEY** unto **Yamhill Soil and Water Conservation District (YSWCD)** hereinafter referred to as "**GRANTEE**," and unto Grantee's heirs, successors and assigns, all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Yamhill, State of Oregon, described as follows, to-wit:

A tract of land in Section 9, Township 4 South, Range 4 West, Yamhill County, Oregon, Yamhill County Deed Records, being more particularly described as follows:

Beginning at the intersection of the east margin of a 40' wide road with the north line of Parcel 1 of Yamhill County Partition Plat 93-56, said intersection being North 20.00 feet, South 89°39' East 103.76 feet and North 605.18 feet from the Northeast corner of the John G. Baker Donation Land Claim #48; thence North 424.40 feet along said east margin to an iron rod; thence East 735.95 feet to an iron rod on the west line of GRANDHAVEN SUBDIVISION; thence South 00°06'32" East 424.40 feet along the west line of GRANDHAVEN SUBDIVISION to the northeast corner of MALONEY'S FIRST ADDITION; thence West 736.75 feet along the north lines of MALONEY'S FIRST ADDITION, WITT ADDITION and Partition Plat 93-56 to the point of beginning.

SUBJECT TO: All liens, encumbrances, easements and restrictions of record.

To have and to hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

The true and actual consideration for this transfer stated in terms of dollars is none, however the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

AFTER RECORDING RETURN TO:
TIM STIEBER
2200 SW SECOND ST
MCMINNVILLE, OR 97128

Until a change is requested, all tax statements shall be sent to the following address:
No change results from this transfer.

PAGE 1 - BARGAIN AND SALE DEED

OFFICIAL YAMHILL COUNTY RECORDS
JAN COLEMAN, COUNTY CLERK



\$41.00

00299417200800077180040048

200807718

3:22:14 PM 5/02/2008

DMR-DDMR Cnt=1 Str=3 SUSIE
\$20.00 \$10.00 \$11.00

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

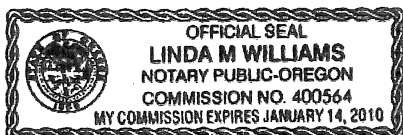
IN WITNESS WHEREOF, the Grantor has executed this instrument on this 2nd day of May, 2008.

Percy Charles Chegwyn
Percy Charles Chegwyn

STATE OF OREGON)
) ss.
County of Yamhill)

This Bargain and Sale Deed was acknowledged before me on the 2nd day of MAY, 2008, by Percy Charles Chegwyn who acknowledged the foregoing to be his voluntary act and deed.

Before me:



Linda M. Williams
NOTARY PUBLIC FOR OREGON
My Commission Expires: 1/14/2010

2/4

The Oregonian

McMINNVILLE, Ore. (AP) — It's a stark line at the south edge of Charlie Chegwyn's field. On his side, waist-high fescue sways in the breeze, its slender, yellow-brown stalks bent with heavy seed heads.

On the other side, houses. Multicolored, they sit shoulder to shoulder with blank windows staring out at 102 years of Oregon agricultural heritage.

Charlie, 79 and gaunt from a recent hospital stay for pneumonia, remembers when a prune-drying shed operated where that two-story brown house sits. As soon as McMinnville included his land within its urban growth boundary in 1981, he says, "Here come the developers."

He returns a baleful stare as development toes the property line.

"And there it stops," he says.

Permanently. Chegwyn Farms, where every shed, tree and tool has not just a purpose but a story, will remain a farm forever.

The urban fringe, where fast-growing cities bump against farms, is "always a problem," says Tim Stieber, executive director of the Yamhill County Soil and Water Conservation District. It's particularly so in this wine country, where new wealth, wild development claims and legal fights accompanied the race to catch overflow growth from Portland and Washington County.

Oregon law provides a strict land-use wall to shield farms from development, but the preservation of Chegwyn Farms is an unusual collaboration that accommodates both, Stieber says.

It began when Charlie Chegwyn and his 69-year-old sister, Agnes Betty Chegwyn, approached the conservation district for help in 2005. The subdivision next to the

property was already a problem, saturating one of the lower fields with stormwater runoff.

"Generally, the landowners on the edge get worn down" and decide to sell, Stieber says. But Charlie had no interest in that.

"Forget the money, forget about that," he says.

Neither Charlie nor Agnes had ever married and so had no heirs to take over the farm. But they knew what they wanted.

"We want to preserve the land," says Agnes Betty. "People need to get out and move around, and get some fresh air."

The siblings were born to a life of constant chores. They share the same house and remain wedded to the land, Stieber says.

"If you stay put in one spot long enough, it gets in your blood," he says.

The farm was founded by English immigrant Herbert Chegwyn as an apple orchard in 1909. Over the years the family sold apples in Portland, and with a small dairy herd produced milk for the creamery. They raised hogs, sheep and chickens, and grew wheat, oats, barley, walnuts, filberts, hay and grass seed. They had an apple-packing shed, a chicken coop and a smokehouse where they cured hams.

Sustainable local food? What's considered a new movement was everyday life then.

The apple orchard is gone, but the grounds between houses and outbuildings still swell with apple, cherry and plum trees, and a pear tree planted in 1910. They have blueberry bushes, a raspberry patch and a vegetable garden.

The best continued use of the farm is obvious to Charlie.

"Well, we gotta eat," he reasons. "Why not raise food on the land?"

Assuring that required a series of swaps engineered by Stieber and the conservation district. Neighboring landowners, the city, an electric utility and the school district had a stake in what became of the farm.

Keeping the farm in agricultural use blocked a neighbor from developing, so in December 2007 the Chegwyns traded land to give that neighbor a corridor for a street and to extend utilities. Ten acres went to the McMinnville School District, which needed space for a future middle school and would have been stopped at the property line otherwise.

Charlie then deeded seven acres to the soil and water conservation district, which leased part of it to the city for a park — Chegwyn Farms Neighborhood Park, with bathrooms shaped like barns. It opened July 6 and immediately filled with kids. The conservation district may build a new office on part of the property.

In April 2008, Chegwyn Farms filed a conservation easement — like a deed restriction — that prohibits subdivision and development of the remaining 170 acres. Stieber says the easement is worth \$6.5 million — the value that would have accrued if the property had been developed.

In March 2009, Charlie and Agnes Betty transferred ownership of the farm to the soil and water district. To honor them, the district applied for Oregon Century Farm certification, granted this summer. Chegwyn Farms now is officially among the 1,151 Oregon farms and ranches operated by the same family, on the same land, for 100 years or more.

"It's an indication of our family's perseverance," Agnes Betty says.

The siblings remain on the farm and retain full management authority. The district's plans for the property include space for a community garden, which is fine with Charlie. Walking the grounds, he admires four long-handled scythes, used to hand-cut hay or grain, hanging in the smokehouse.

"I don't swing them now," he muses. "When I get over this blamed pneumonia, I'll feel like swinging them again."

Information from: The Oregonian, <http://www.oregonlive.com>

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