

CONFLICT OVER LAND
9-26-76

T.CH.

Question # 14

At this moment I cannot think of a specific case but in my knowledge there have been occasions in the past where ~~XXXXXXXXXXXX~~ through verbal handling of land there was conflict, arguments, problems. Even in Merizo there was a case where they had to go to court to fight for that land.

I cannot think of anything else that will answer this question

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LICENSES FOR TUBA AND AGI

Piling

7-4-76 (B WWII)

License needed to make tuba. Piling's father got one. This and agi was the only drink in the old days.

Agi: G uam, wishkey; made from tuba and distilled after adding sugar. For fire recommended bambu or cocunut stem because it needs a steady flame.

OH

4

Ben said he was to supervise the construction of the house and two of the boys were to work on it. Ben said he wanted to do this cause if not they would build the house by the road, on top of his property. But Ben lost the \$700.00 and the house is just in its frame structure at the present time.

I think Ben has had problems of boundaries with the people in his right and left side.

Ben said that the lot where Lupe Chiguina has the house was about 32 ft. wide and that they built a house of about 24 feet wide. That then, they took over part of Lilan's property (her brother's).

5

J. 200

8-26-76

J. B.

"My mother kept the map & land receipts in a hole in the ground; this was done during Japanese times - and also my navy insurance because she was afraid of the Japs - knowing of her son in the U.S. Navy." J. B. showed me the map & I made a rough sketch.

See B-1
J. 200

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8-16-76

Ben "chief"'s house before very small and made out of bambu.

OCCUPATIONS BEFORE THE WAR

JESUS "B ig"

7-19-76

"Lots of people from Umatac working in Sumay; the majority worked for other people such as farming. Very few people were working in white collar jobs. I was one of them. I was lucky because I stayed in my uncle's house, Ignacio who was transferred to Sumay to the cable office. His children were very good at playing instruments and worked playing string instruments for the visitors there. Sumay before the war was more important than Agana. I learned how to play string instruments from them, Guitar and ukelele. But I was what they call embilikero and cut my finger and could not play anymore.

VALUE OF LAND DUE TO PRESENCE
OF FRESH WATER

-activities connected with it like fishing, catching shrimp, eel, for bathing
it allows a better place to stay and live there with no much need to go to
thevillage

For example diff. bet. lots by shoreline

lots where there is a River.

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sanchez LAND / lot 194
8-26-76

J.B.

"Sanchez only owned the land where Ben "chief" stays now. But it was smaller.
The next door lot belonged to Nan Epa who gave it to her daughter
Agnes and Agnes sold it to Ben. The house Ben's father had was made out
of bambu, this was before the war.

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Now in the North (Mangilao, Sta. Rita, Agana and Agat, Cañada), spread all over.

Orig. from UMA, look back to Amparo Aguon (back in 1800's). They were here all the time but they did not multiply like the Quinata and the Aguon.

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GUAMANIAN SAYINGS ON LAND

9-26-76

VALUE OF LAND

T.C.H.

Question # 34

Wellm, the only thing that I can remember now is my father for example saying like I just mentioned "keep the land, don't sell the land" maintain the land so that if you like to plant you can always go there dig the land and plant This is why I do not make the habit of selling land because we only have few hecters and is the feeling of honoring the time that my father used to suffer, make us hungry to take the money pay the taxes so that we can maintain that land and now it would be foolish to sell that land when after so many years myfather has been teaching us as poor as we are. so now I am giving that man credit for thinking ahead, he was not an educated man but I consider him smart for at least buying and keeping a few hecters of land for his children. He is dead now but I often remember him and how smart he was to remember and make the effort of keeping land. And this is the only thing that I can think of.

Love of land can mean that somebody that is greedy, always thinking his land, wants to buy land and values land ~~нижнихних~~.

And values land it could mean the value before and the value now which has increased tremendously.

In the old days the value is for farming for going over there and you can roll upside down you are in your own property even in those days they feel the democratic, the protection of property and tranquility in your place, of resting.

Love of land could mean love for the making of money or if you own a land you love that land.

12

Question # 33

Tano means land, this can be land that is own documented in court or in land management, it is a piece of property. Now also tano can mean if you are in a conce travelling anyplace and they see a land age they say tano. "there is a land" So it is land actually what it means

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KNOWLEDGE OF OTHER'S LAND AND OF ONE'S LAND WAY BACK
9-14=76

BOY

I asked Boy if he knew how the S.N.. Quinata got the land in Cetti and also the Borja and he said he did not know."

14

KNOWLEDGE OF LAND OWNERSHIP

J.B.

8-26-76

"I left Umatac when I was 24 and at that time I knew who owned what. If I do not know now is that the property has been acquired somehow. But if I know the people do not have money I now it has been "fixed" somehow."

15

DIVISION OF PROPERTY

J.T. and J.B.

9-19-76

" I asked how come the Quinata (Mendiola) divide the property and they said: "not until recently but not before the old man died. And still Joaquin/Bernardita and Rosan Ben not legally owned."

16

DIFFERENCE BET. DUEÑO & ADMINISTRADOR
9-26-76 CRITERIA FOR ADMINIS.

T. CH. 1)

Question # 32

The dueño is the owner of a land or ranch or anything and administrador the one who takes care in the settlements of property or land, the one that forsee what is being done in the division of land, who is taking care of all the paper work through a lawyer.

Selection of administrator in the family. #

Is the most convenience and the one that likes to volunteers actually and the one that is most trusted. But it is not necessarily the one that is the most trusted, is the most convenient to the place and, if there has to be an administrator ther has to be one, otherwise the guy who is living in the service, who is living in New York and is station there or maybe somewhere else in the United States he really has to go take a leave an come over here only for a month or so and it is hard so it is better to assign somebody closest to the island or to the land, to the property. But in my case Tomasa was the administrator, she is not the dueño, she is not the owner but she is the administrator so she takes care, she is the one that handles, she went to court and she got the thing drawn up, paper work drawn up, she divided up the land and that is why I just mentioned to you that she claimed that she owned that property # 220 in Umatac belongs to her from my father but that was changed after giving my mother over \$30, 000 dollars. During all the years that I was in the air force I have being giving my mother allotement. the will changeda and verbally she told everybody that Antonio is going to get that property with additions and my sister and

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DIFF. BET. DUEÑO & ADMINIS (cont.)

T. CH. 2)

Question # 32 Cont.

brothers agreed and I didn't ask for which one I am going to get I just keep my mouth shut and they decided among themselves, now one of my interested sisters started building an empire and complining about it so the dueño actually are the owners of the property which is documented on their names signed by the parents or the parent if one id death. Now the administrador is the one that handles all the paper work getting in the court and as soon as the land is divided the administrator position is cancelled. As soon as the land is distributed in court. he is only good as long as the process is on the way.

18

LAND LOTS: 221, 224, 43, 45, 25 / PAYING TAXES & RIGHTS to land J.A.A.

8-17-76

In the old times they told you: "this is your land" and nobody questioned it. But later on the govt. came around and started telling you to prove this was your land.

Land was divided and surveyed otherwise there will be no lot number. And land in this manner continued to be handed down but without changing the name. For example Serafin's Quinata land is still under his name; there has not been any change to his children's name.

The reason why my father changed Lots 221 and 224 to his name is because he was living in the village; lot 224 was the family house and he was the only male. He was afraid that Nan Ama's husband would come around and say this was Nan Ama's land and take it. Antonio was the one paying for the land and also he was a male and this was his father's land which is very important.

* Also, the other children never care about the property and never came around to pay for the land (taxes).

Nan Ama claims that L. 224 was for Nieves and Lot. 45 also for Nieves.

Lot 25

* Felipe got this lot under his name. Most likely he got tired of hearing his children "get the land registered" and at that time it was easy to do that you just went down to Agana and said I want to register this land and you did it L. 43 Ten years ago I could have gone and said: "my uncle have given me this land and I want to register it; but you cannot do this anymore without going thru the whole hussle of getting the family together."

AGUON LAND

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LANDOWNERS: SANTIAGO / Land Grabing / ACQUISITION
7-2-76 (B. WWII)

Ben "chief" & J. "Big"

Big landowners in Umatac before the war were by order of importance:

- 1. Santiago ✓ "B. aliga"
- 2. Sanchez
- 3. Quinata ✓
- 4. Aguon ✓

- small landowners:
- Chiguina
 - Aquiningoc
 - Topasna ✓
 - Gofigan
 - Quidachay
 - Malijan
 - CHARPAULOS

Bob-st

The Santiago controlled the valley and that is very good land.

How did they acquire the land? Jesus said that the Santiago had cattle, pigs and they gave them as exchange for land. "KINDO" nickname

It was mentioned that Joaquin Perez (Tn Quin Emiliana), a big, tall man from Agana facilitated things. He was in charge of land matters* and had the power (I think "extra one) to say this land is yours. He gave permits and then established boundaries; later on the survey was done but the land was already granted. According to Jesus the Santiago were in very good relations with Joaquin and got the land because of him.

Jesus said that at that time the people from Agana came down to Umatac looking for what they did not have in Agana; it was easy to bribe Agana people.

The Santiago were hard workers: fishermen and farmers. Mariano M. Santiago had five brothers; they were not educated but hard workers. When the origin of the family was discussed in the interview Ben said that they were originally from Agana and were exiled; he said as if backing the fact that they were from Agana "they still keep some of their greediness at the time of the atulae".

L. 118 best farming area; also Pajon area (govt. leased property)

* During Naval Administration

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8-16-76

I asked if land becomes a campaign issue and J.B. said:
No family business about land is said during campaign like for example:
"this is my property." It is different with the subdivision which becomes an
issue at campaign time."

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LAND DISTRIBUTION IDEOLOGY

Jesus "Big"

7-19-76

"If you have enough land and enough for everybody, let us see if you
have ten children it is good to have share and share alike. But if
you do not have enough it is better to sell the land and to divide the
money among the children. Otherwise, the ones who get the biggest
share are the surveyor, the lawyer etc."

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LAND EXCHANGED FOR OTHER THAN MONEY
7-4-76 (BWWII)

Piling ✓

Sometimes land was exchanged for money but not too often because cash was hard to get.

Most common exchange was land for animals; seldom for items or any other commodity.

Exchange was something like this: "one carabao, two cows or two pigs for a picea of land.

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EXCHANGE OF LAND FOR OTHER
THAN MONEY

T.C.H.

9-25-76

Question # 3

One occasion that I can think of is at a gambling that a person got a title in his pocket and is gambling he can sign that title off as a bet and he loses it, he loses it to the person who won it. Another occasion is that he can exchange with the government, a private property is given to the government in exchange, the government needing that land gives this private owner another ~~land~~ part of the government land somewhere else here in Guam.

Do you remember a concrete case? in Umatac?

R/ I am one, I may do that in the future, that property near the Church is so small I cannot build a house in there. to live there. I cannot put a sea wall because it is against the law. Now just recently there is a law that covers this when we cannot improve or we cannot build a house. So if I cannot build a house I might as well give it to the government I'm planning in the future to give it to the government and let the government give me another land somewhere else own by the government.

I don't actually know of another case, other group of people, but just my own

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LAND: EXCHANGED FOR MONEY
7-2-76 (B.WWII)

Ben "chief" and J. "Big"

Tomasa Guzman

Question asked: When did people in Umatac start selling the land for money?

Answer: From 1964 on. When the Japanese investors came in. Jesus Big said: "They almost bought Cetti Bay for about one million dollars." Also "Juan Rosita sold his land for about \$100,050.00."

Then I asked if before people sold land for money, for example to other relatives. Tomasa Guzman said: "no, but if you 'debia' some money to another member in the family you would give this land to exchange for the debt."

Ben said: "Jesus Sylvia got land in Cetti Bay worth one million dollars for a relatively small unpaid grocery account worth less than one hundred dollars." Ben said: "it was exchanged for three cans of sardines because at that time that is what we ate." *Pat G?*

* According to J.A.A. Jesus lost the election on account of this. People said he had taken advantage of the old people.

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LAND EXCHANGED FOR MONEY
7-4-76 (BWII)

Piling

11. never real state before WWII. For this see Mr. Anderson to find out when first real state and first brokers started.

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LAND EXCHANGED FOR OTHER THAN MONEY Demetro Pablo

7-15-76

Animals the most common means of exchange; D.P. says it appears in the land records. Also the carabao was used as animal of work. Also a cart would be exchanged for land.

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HOUSING: CHANGES FROM B.WW.II to A.W.W.II
9-14-76

Boy

Before houses built of bambu and cocunut leaves. The cocunut leaves used for roofing. Agago tree (from the mountains near by) used for the frame (like 2x4 now) The sidings sometimes made out of split bambu or of cocunut leaves.

A.W.WII tin roofing and frame used for the houses.
Also cement houses built.

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housing
9-14-76

Boy

L.. 227 oldest house in town with no change in the roofing done. Stays like it was before. Difference made with former Bela's house which had been remodeled; but it is also one of the oldest.

-former ~~Hilarion~~ F.Q. Sanchez's home: one of the oldest also.

-the former Charfauros (next to Eddie) "real old; still has the old type of wood."

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LAND CONFLICTS
8-16-76

J.Babauta

"Because land is not settled conflicts arise. It is better to take care of the land issue when one is alive rather than to wait until one dies and then cause conflict. If not settled, then there is big trouble after the death of the parents."

30

LAND: DISTRIBUTION YOUNGEST / LAND TO ♂ + ♀ Tino (Toguan)
7-6-76

Faustino Mendiola Quinlata property.

Faustino died in 1933. Tino told me that his father assigned land to all his children. "He assigned the land before he died and I got the land in 1934 one year before I got married (1935)."

I asked him if the youngest got the best land. Tino said: "I did and I was the youngest; see all this land is mine and it is a good piece of land."

Now "I have divided the land. This, Toguan, is divided among four; the one in Glinahit between one son and one daughter."

Tino said that "my brother Cayetano got the house where my parents atayed. Cayetano is now 78 years old; he stays in California."

31

LAND DISTRIBUTION / CONFLICTS

7-21-76

Tita said Dutch does not like Joe "because of the land." I asked Joe if he was going to get the matter of the land settled before he leaves to the States. He said: "My father did everything that he could do before he died; he left the things in order for the lawyer to look for a buyer and sell the land. But now we have to wait and see if they agree to that."

32

Question # 16

Usually it is the married ones that get more property. This is the old believes, that the oldest ~~xxxxxx~~ should get because they are older and are already married but the old custom is that they don't forget the youngest person and the others behind. There are occasions where the youngest one gets the best because they are the baby of the family, there is a sentimental reason for that being the baby, usually they get the best treatment, best part of the property.

Of course, I can cite the example of my mother, my mother did not get an inch of land while all the brothers, about three brothers get their rich in Marizo, they become rich, one of the properties was a value of several million dollars and this is the old custom, again I am repeating the woman gets the alajas or the jewelry and the men get the land. This is the old custom and this is the way the parents decide it, but in the modern american ways the law doesn't see it that way. My belief too is that every child should get the same dividends of land.

33

LAND EXCHANGED FOR OTHER THAN MONEY
Animals/ other piece of land
7-6-76

Tino (Toguan) ✓

Tino said: "Land was exchanged for a cow, a pig or if they ought owe something they gave the land to pay for that. Land in ~~Mandino~~ (now L.63) was exchanged for land in Ginahit. My father when he was talking about land said that his brother Augustine exchanged the land in Ginahit for that in Mandino; you know, the one where Rositan Vicente, Regina and others had built the house. My father said that it was exchanged because at that time there was no bridge there and the children could not go to school because the area got flooded at times."

(check on this; not sure who owned what; I figure out Augustine owned Ginahit?) ~~Fact. Mandino.~~

34

LAND EXCHANGE

9-26-76

Question # 37

T.C.H.
✓

Yes there are many instances when land was changed for like a bottle of whiskey. My father changed that land # 128 for a cow or a pig because he did not have a cow those days and he got that that property very cheap. There are some more cases but I cannot ~~pin~~ pin point now. In the old days they could exchange for just stocks like chickens, they exchanged land for chickens, for fishing net, cows, carabaos, wheel carts or for any thing else. It could be gambling changing the land too when a person loses his title or writes a note that he owns the land and having it sign for the winner.

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LAND Lot:
8-16-76

J. Babauta

"It has been said that Mariano M. Santiago had signed a paper in favor of Juan and that this happened after W.W.II. But Juan died before the war. What happened in peoples' belief is that J.T. was the commissioner at that time and was Republican. La Morena was a Republican Senator and a lawyer and he got the thing fixed; was a good friend of the commissioner. Eduviges signed the paper in favour of his in-law rather than in favour of his son which is to be the boss of the property./when J.B. mentioned this he emphasized this fact which gives the property away from the family. If given to the son is considered inside of the family/"

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LAND OFFICERS
Joaquin Perez
7-19-76

Jesus "Big"

"He was in charge of land matters. I think he was the Chief Land Administrator. He was employed by the Naval Administration."

37

LAND REGISTRATION / EASY to claim land

T.C.H.

Question # 45

All we have to do in these days is claim it, draw maybe a map, go to the land management claim it, tell them that you are going to farm, farm it for maybe a couple of years, come back again and register it and own the land, you don't even have to buy I don't think we had to pay for our land however we get taxed, yearly tax on the property we have to pay like renting a land and we can own a land that way years ago. Now to own the land you really have to buy the land you don't get anything the government is trying to give the people the land but they really have to go there and work, work hard on the land to get the land.

38

LAND SALE. PLANS FOR
7 -19-76 "

Joe

✓

"Did Jesus "Big" tell you anything about the land? I heard Dende
is planning to sell the land down there; it is the G.F. state."

39

MAPS/ KEEPING DOC. IN FAMILY

see Q-6

40

MOTHERS S VILLAGE

7-21-76

When I went for the Lib. parade to Merizo Tomasa told Tesse: "this is ~~your~~ mother's village. Also Tesses told me: my mother knews many ~~people~~ because she has many relatives here. My grandmother was from here.

41

nino Perdido lot

J.B.

Small lot between Sicet and Tokai belongs to Maria Santiago (Rita's mother). She gave it to Rita's siser and Rita's sister to Isezaki.

42

NON REGISTERED LAND / CLAIMS BASED ON
7-15-76 OCCUPATION

Demetro Pablo

When there is no written document a way to say "this is my land" is to stay in the land.

See Interview w/ Joe & Ben 3a.

43

PEPENTAN' HOUSE NOW S. D.

BEN Q. SANCHEZ

10-3-76

"This house was built after "Karen" as a temporary housing for Martina of San Francisco and Ursula stayed there. But house was erected on Martina's land so she became the owner. She gave the control to Albert, the Commissioner. Pepentan does not want to move from there. Ben offered him to move to his apart. under SHURA sponsorship after "Pamela" but he does not want. House in Ben's opinion is unlivable.

44

PROOF SOFOWNERSHIP :DOCUMENTS (A.WWII)
7-19-76

Jeus "B ig"

" People strated getting documents proving ownership of land after
the re-occupation when we knew what belonged to us."

45

Tino (Toguan)

PROOFS OF OWNERSHIP
7-6-76

Tino said: "When the Americans came you got the paper saying that you
owned the land. I kept it and buried it under the house."

45

Purchases before the war and even inheritances were not legalized when made. As a result, when the person saw the need of having a paper to show as proof of ownership the following steps were taken:

- call the neighbouring owners of the land Ego claimed and have them testify about Ego's ownership of that land.
- have two witnesses who will testify about how long ago Ego's owned the land; they said: "about six years ago that he inherited this land from his father or mother". Other times if the person claimed the land basing his claim on occupancey the witnesses said: "he had been occupying the land for so many years."
- testimonies in favor of ownership of Ego recorded in book and *legal recognition of the land granted.

Age, occupation, state of person asking for legalization of title can be obtained from the data included in reference(*).

Age, occupation, state of person buying or inheriting can be obtained from marriage records and if included, from big genwo. chart.

More about this in NB #1, pp: 77-80; 125-127

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PROVIDING LAND FOR MARRIAGE OF ELDEST SON / BIRTH ORDER Tenta
7-21-76

"I want to look into the land in Agat; they are selling a parcel of 100x100 for \$5,000. You have to put down \$1,000 and then \$100.00 every month. Then, I can mortgage this land and borrow money from the bank to buy the house they are selling for \$50,000.

The land might be for Richard, when he gets marry he needs to provide something. He did not want Annie to stay in our house so I told him: if you did not want Annie to stay here none is going to stay here. I wanted Annie to stay rather than to pay rent but Richard did not want it and I did not want any fight. "

Later on Tenta said she wasn't going to buy the land; too much money.

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✓ PROVIDING LAND FOR CHILDREN / CRITERIA FOR DISTRI Tomasa
7-21-76 SUSPICIOUSNESS - bet. siblings

"I should be the one having more land than anyone in the family because I have children. People tell me that. I am afraid that if my brother Toni can overpass me he will sell/?/ the land. This is what is happening in some families and I am afraid it is going to happen in ours."

49

✓ SALE OF LAND / undivided land
9-26-76

T.C.H.

Question # 12

This all depends if the father gives a land to a son, if it is documented it should be that the son owns the land, he is the real owner and he can do whatever he wants with that land. But as long as it is not recorded in court, or no will, it will have problems, it could be from another son or sister, it could be the grandson, it could be another nephew or niece from another sister or brother, so the best thing to do here is to document the land that will give the identity of the owner who can sell the land at any time he wants to sell it.

50

7-4-76 (BWWII)

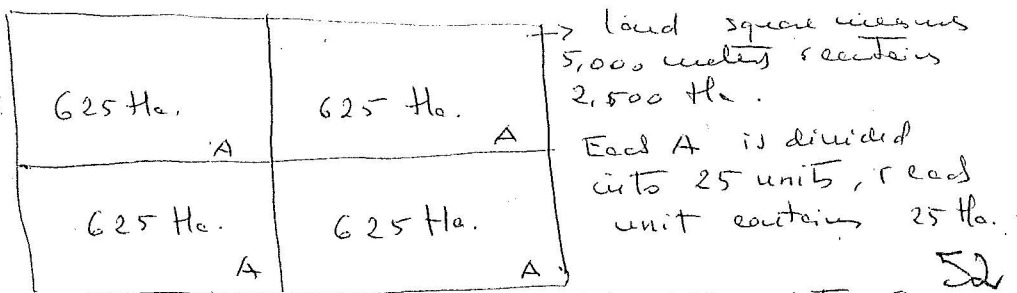
8. Man is "considered the provider" and woman "the one to be provided for." The son is the one who inherits more than the daughter. It is better to give to the son home and property because he is the provider. Man is given more opportunities which are geared (even today) to get him better prepared to provide.

51

Surveys & MAPPING

Coats '50 (20-)

- 1st. organized practical one was the Butler Survey of 1911-1913 w/ certain triangulation stations established.
- 1902 - certain preliminary survey by the Coast & geodetic & Army engineers.
- 1945 - survey by the "Land & Claims Commission" grid estab. to describe general location of land by reference to the land unit, section & square.



- 1948 & '49 - see Rpt on Island - wide Triangulation, Guam
H.T.

SURVEYING THE LAND

J.T..

9-19-76

"The best thing to do is for the family to get together and to chip in to pay for the surveyor. If people get together they can survey none lot, then skip the middle one and survey the other; in this manner the middle one is free." "But people do not think about that."

53

WAGES: B.W.W.II

All day work .50 a day

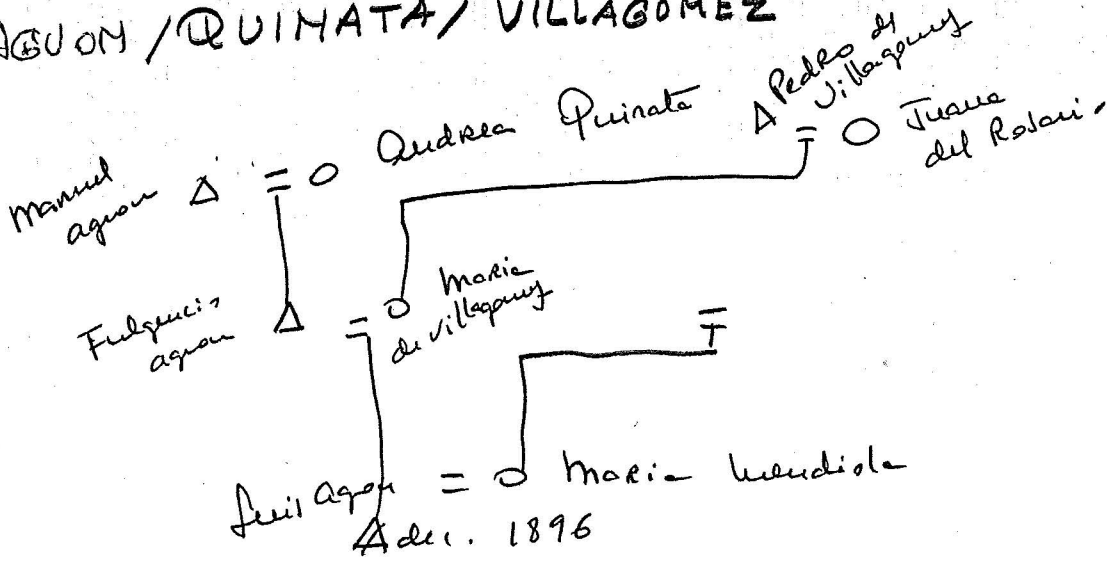
J.B.

54

"Usually yes but it varies."

55

AGUON / QUIMATA / VILLAGOMEZ

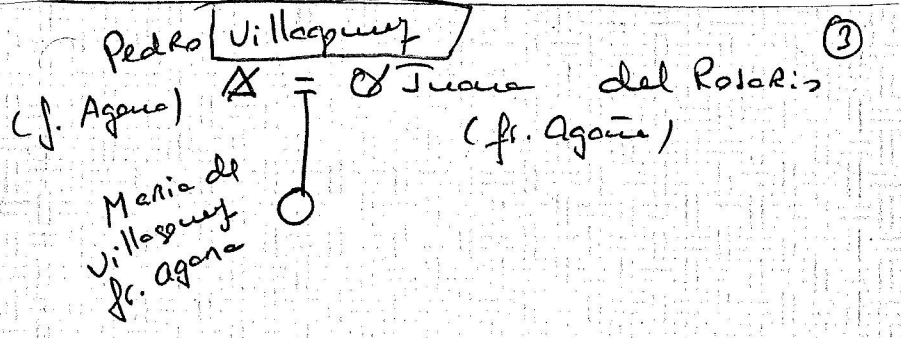


56

Second generation - married a UKA. man - Fulgencio Agnon -
 3rd " " " a AGAMA. woman - (circled pattern to 1st generation)

VILLAGOMEZ / Movement of family from
AGANA → UHA.

L-1



if not specified
fr. UHA -

Ego = x if
GP. not entered not

recumbent