

memorandum

MAR 17 1995

DATE: \_\_\_\_\_  
 REPLY TO: *Acting* Area Director, Sacramento Area Office  
 ATTN OF: \_\_\_\_\_

SUBJECT: Sheep Ranch Rancheria

SUPT. HB  
 ADMIN. Realty  
 ROUTE \_\_\_\_\_  
 RESPONSE REQUIRED \_\_\_\_\_  
 DUE DATE \_\_\_\_\_  
 MEMO \_\_\_\_\_  
 TELE \_\_\_\_\_ OTHER \_\_\_\_\_

TO: Superintendent, Central California Agency  
 Attention: Realty Officer

This is to confirm our discussion regarding the current status of the .92 acre of land in Calaveras County and referred to as the Sheep Ranch Rancheria. For the record, we are submitting the following summary.

1. On August 18, 1966, a plan for the distribution of the assets of the rancheria pursuant to the California Rancheria Act was approved which called for the title to the subject property to be conveyed in fee simple to Mable Hodge Dixie, the sole distributee. The property was deeded to Mable Hodge Dixie on April 11, 1967 and recorded on Calveras County, but the deed was never delivered to Mrs. Dixie.

2. Mable Hodge Dixie subsequently executed a quitclaim deed (for the Sheep Ranch Rancheria) back to the United States in 1967.

3. Mable Hodge Dixie died on July 11, 1971 and an Interior probate was requested in order to enable the conveyance of fee simple title to her heirs.

4. The probate determination of November 1, 1971 held that Mable had five heirs, however, no deeds for fee simple title were ever issued to the heirs.

5. On November 28, 1989, the Sacramento Area Director requested a revocation of the Sheep Ranch distribution plan, but the matter was remanded back to the Area Director on December 22, 1989 for review by the Solicitor as to the protection of the rights of any parties [Mable's heirs] that might be adversely affected by the revocation.

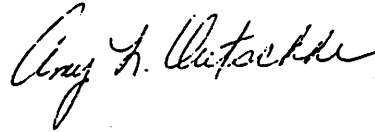
6. At the recommendation of the Office of the Solicitor, the Superintendent filed a petition to reopen the case and seek a determination that the property was erroneously included in Mable's estate and that title was still vested in the name of the United States. In the order issued April 14, 1993, No. IP PH 76I 91, the Administrative Law Judge denied the Superintendent's request and held that the heirs of Mable Hodge Dixie were vested with title.

The heirs in the 1971 order were: Merle Butler, her husband, as to a 2/6 interest; Richard Dixie, her son as to a 1/6 interest; Yakima Dixie, her son as to a 1/6 interest; Melvin Dixie, her son as to a 1/6 interest; and Tommy Dixie, her son as to a 1/6 interest. As Richard and Tommy are deceased, further probate action is necessary. The record also indicates that Merle Butler is a non-Indian, but efforts should be made to verify this.

As a result of our discussion, the following clarifications are made: (1) the Sheep Ranch Rancheria of Me-Wuk Indians of California shall remain on the BIA's

list of Indian Entities Recognized and Eligible to Receive Services, and (2) the .92 acre will be moved from our acreage reports as "tribal" land and will be added to our listing of "individually-owned" land.

Once the additional estates have been probated, the heirs should be asked to consider submission of a formal request to revoke the Sheep Ranch distribution plan.



cc: Tribal Operations Officer, CCA  
Tribal Operations Officer, SAO  
Supervisory Realty Specialist, LTRO