

January
Fourth
1922

Sheriff Fred Jennings,
Julian, California.

My dear Mr. Jennings:

Regarding the Kaufman matter,
which has been called to my attention, my understanding
is that the year of redemption passes on January 18th.

Would you be willing to accept \$500.00 or
\$600.00 payment, bringing it down to \$5,000.00 net,
and make a new mortgage with my personal guarantee
that it will be paid? Will you be willing to make
an arrangement of this kind?

Will you kindly let me hear from you by
return mail, and greatly oblige

Yours sincerely,

EF:KLM

San Diego, California
January 9, 1922.

Mr. Ed Fletcher,
San Diego, California.

Dear Sir:

Confirming our conversation and for and in consideration
of the sum of One Thousand Dollars to be paid to me
as the option price, I will on the 19th day of January,
1922, provided I receive a commissioner's deed on that
day and no redemption is made, give you an option to
purchase the following described real property, to-wit:

All that portion of Lot Five (5), Block Forty-
one (41), of the S Tract Rancho El Cajon lying
north of the flume of the Cuyamaca Water Company;

for the sum of \$5621.95, together with interest on
\$4621.95 at Seven Per Cent. (7%) per annum from and after
the 19th day of January, 1922. This option to be exer-
cised within one year and if so exercised the \$1000.00
paid for the option is to be applied upon the purchase
price.

If, however, the option is not exercised within one year
then the \$1,000.00 is to be forfeited to me for liquidated
damages. You to pay all taxes levied upon said property
for the fiscal year 1922-23. This option is subject to
the possession of F. A. Kaufman and family who are now
living on the land. The other terms of the option relat-
ing to your right to sell any portion of the land to be
arranged between ourselves before the drawing of the
final option.

Yours truly,
F. M. JENNINGS

Original sent to So. Title Guaranty Co.

January 17, 1922.

Mr. F. M. Jennings,
San Diego, Calif.

My dear Mr. Jennings:

A part of the money has already been raised, and I have it; and the balance of it will be raised today, so I have been informed by Mrs. Kaufman, so that I hope you will be paid your cash in full. But, in any event, the proposition as outlined by you, as soon as your title is cleared, will be carried out, i.e., paying \$1,000 down, and the balance in a year, along the lines of your proposition.

As I understand, there are judgments out against the Kaufmans - the property will be deeded to me.

I can let you know definitely tomorrow whether all the money will be paid or a part. I have to leave town at 10 o'clock this morning, but will return at four or five. Will you kindly ring me up or let me know where I can get you on the phone tonight between six and seven?

Yours very truly,

EF:AH

Ed Fletcher Company
FLETCHER BUILDING
920 EIGHTH ST.
SAN DIEGO, CALIFORNIA

AGENTS
PINE HILLS
DEL MAR
GROSSMONT

January
Eighteen
1922

Not to record

Mr. F. M. Jennings,
Julian, Calif.

My dear Mr. Jennings:

Answering yours of January 8th and confirming our verbal conversation of yesterday morning, I will deposit on the 19th of January, \$1,000 for your account, subject to the terms of your agreement with me of January 9, 1922.

Will you please bring in the certificate of title, etc.

Yours truly,

Ed Fletcher

EF:KLM

February
Twenty
1922

Mr. Fred S. Jennings,
Lakeside, Calif.

My dear Mr. Jennings:

Enclosed find copy of letter from Mr. Hon,
Order No. 46438. As the clouds on this title existed
at the time you sold to Mr. and Mrs. Kaufman, and as
you agreed to furnish clear title, it is certainly
up to you to clear the title to this property, you having
given a grant deed to Mr. Kaufman, which carries with it
an obligation of clear title.

We have paid the taxes for 1920, \$43.35.

Please let me know what you intend to do in
the matter at an early date, and greatly oblige

Yours sincerely,

EF:KLM

cc- Mr. Jennings
Mr. Hon

Indian Cal. 2nd / 27 / 22

Col. Ed. Fletcher
San Diego Cal

My dear Colonel - I received yours of the 20th in
last Friday as we had been storm bound for
a week at the Volcan ranch.
First I try to assure you I will carry out the
contract or agreement to the letter
according my understanding of that agreement
is that I was to have a certain sum
paid for that portion of Lot 5 Blk 41, Street
lying between the fence & the road.
You to pay all expenses.
Now if this is not the agreement I am
laboring under a misapprehension of
the intent of the agreement.
I also desire to assure you that I will look
you any personal assistance in getting
the instruments the City Co. wants.
I was very much surprised to have you mention

The Kaufmans, as they are interesting strangers
to this deal, as I have foreclosed them out
& thereby succeeded to all the rights they
may have had in the matter, have no
rights or legal interest in the matter.

You are undoubtedly familiar with the
conditions of the map of this tract.
I had that in mind in fixing the
description in the agreement & deal be
it much or little, more or less.

I have seen Mr. Tottolan & found him
a pleasant agreeable gentleman who assures
me he will do what ever is right in the
matter. I also saw the secretary of the San Diego
Investment Co who assured me that as
soon as Col. Collins returned they would
execute the desired guarantee.

(As you see I have not been told in the
Mr. Collins will be in San Diego some time
in April I am informed.

Now in regard to the Wilde interest I
am informed Mr. Wild is dead & before death
deeded all his known property to various
persons, but made no mention of this property
suddenly assuming he parted with all the
title he had when he deeded it out as
Block 45.5 tract. He also made no General
deed conveying unknown interests, evidently
concluding he had none. A suit against his
estate would simply be chasing a shadow.
Mr. Hon assured me at the time the over-
lap would not be more than 50 ft so no
more than an acre could possibly be affected.
I suggest that what ever is contained in the
overlap after a survey be excluded from the
certificate, & that with a gentlemen deed
from the San Diego Investment Co & Mr.
Tollstam would clear the whole matter up.
As Mr. Tollstam only has title to Block 45
it probably would be necessary to get the line
between Blks 45 + 41 & an amended map
filed.

Now my dear Colonel I am writing this
at my ranch on the head waters of your
magnificent Volcan water system and as
it is snowing at the rate of 2 in an hour
I don't know when I can get this out but
will as soon as possible

Very Respectfully

F. Jennings
Julian Cal

March First 1922

Mr. Fred Jennings,
Lakeside, Calif.

My dear Mr. Jennings:

Enclosed find copy of letter from the Southern
Title Guaranty Company, which is explanatory.

Mr. Hon telephoned today that the San Diego
Investment Company deed is made out, but that the President
of the Company is an South American and expected back in
April when they will get the quitclaim deed from him.

Regarding the Tollstam deed - he is an actor
on the Orpheum circuit, and hard to locate, but we are
going to keep after him and get the deed.

Have you the survey that Mr. King says you
have, and can you not furnish this to Mr. Hon?

May I not hear from you at an early date
in regard to this matter.

Yours truly,

EF:KLM

March
Second
1922

Mr. F. H. Jennings,
Julian, Calif.

My dear Mr. Jennings:

I acknowledge receipt of yours of the 27th, and thank you for your cooperation in this matter. It is true that the Kaufmans are wiped out, but it seems to me that any cloud on the title to this property that existed prior to your selling to the Kaufmans, you should clear for the reason that you have received your principle, interest, and expenses in full. This is your moral obligation at least, and I am sure you feel that way about it.

Mr. King says you have a survey which will save us the necessity of making a new one. I wrote you on the subject a few days ago.

Thanking you for your cooperation in this matter,

Yours very truly,

EF:AH

October 14, 1922

Mr. Fred Jennings, ~~121~~
Lakeside, California.

My dear Mr. Jennings:

Under the terms of our agreement any of the land can be released on the payment of \$200 an acre, I believe. I want to release 8 or 10 acres, including the house in which the Kaufmans live, and we can fix this up at any time.

Would you care to go out and let us establish the boundaries, the idea being to leave two more nice homesites, one on either side of the Kaufman house?

Yours very truly,

EF:KLM

October 19, 1922.

Mr. Fred Jennings,
Julian, Calif.

My dear Mr. Jennings:

I will be able to see you Tuesday morning
but am leaving for San Francisco Tuesday afternoon.

Yours very truly,

EF:KLM

October 23, 1922

Kaufman
Mr. Fred Jennings,
Julian, Calif.

Dear Sir:

I was unexpectedly called North today by
telegram, on important matters for the Murray estate.

Would you consider the following arrangement?
That you be paid \$2,000 now and release the house and
10 acres, I to pay interest on the whole indebtedness
up to date and you extend the time of payment on the
balance to January 1st, 1924.

If this is agreeable I will have the 10
acres surveyed, send you a map and legal description
of it, you can execute the deed, and I believe I will
be in a position to pay the title company the \$2,000
plus the interest within 2 weeks from date.

With kind personal regards, and regretting
that I could not personally keep the appointment, and
thanking you for this courtesy, I am

Yours sincerely,

EF:KLM

San Diego, California
October 24, 1922

Colonel Ed Fletcher,
San Diego, Cal.

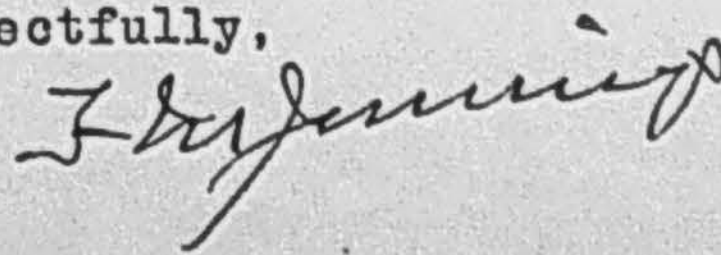
My dear Colonel:

I was very much disappointed in not meeting you as per our appointment, but realize it was impossible for a prominent man like yourself to make definite and fast appointments.

I think I would be willing to consider an arrangement on the lines set out by you in your letter. I feel that to release the house with 10 acres of land is letting the valuable part of the property go, with all the improvements thereon. I should want to be informed exactly and specifically as to the lines desired before I consented to the deal, and I feel that you ought to pay me at least \$2500.00, and accumulated interest for the release, however, when you are prepared to make me a definite proposition, specific as to the property to be released, I will meet you and give you a definite answer.

I am certainly willing to do whatever is fair and right in the proposition.

Very respectfully,



FJ:KLM

Ed Fletcher Papers

1870-1955

MSS.81

Box: 13 Folder: 20

General Correspondence - Jennings, Fred M.



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