

April 13, 1921

Mr. A. Rounsee,  
San Luis Rey, Calif.

My dear Mr. Rounsee:

I have just heard from San Francisco and I am satisfied the deal can be made along the lines we talked of for the payment of \$5250 for your consent to build Warner's dam. Please send me down a certificate of title showing the ownership of your properties, and I will have it brought down to date, and if the title shows it all right, we can then make the first payment of \$1500.

With kind personal regards to you and to the madame, I am

Very sincerely yours,

EF:KIM

San Luis Rey, Calif. April 18, 21

Mr Ed Fletcher Co  
Box 1412 San Diego

Dear Mr Fletcher;

your letter of the 13 inst  
received;  
I forward to you all the papers which you  
may require, Hope they will be satisfactory;

Mr Watson and party were here last week to  
survey the road,

I forgot to mention to you concerning  
four small Calbut's under the road for pipes  
from pumping plants to reservoirs in the  
future to prevent from destroying the  
Boulevard,

with kind regards from us

Sincerely yours

ERonise



April Twenty-one 1921

Mr. E. Ronsse,  
San Luis Rey, Calif.

My dear Mr. Ronsse:

Please send me by return mail your tax receipt for last year on your lands on the San Luis Rey River, and I will return it to you in a few days. This is in answer to yours of April 18th.

We will look after the culverts that you ask for.

With kind regards to the madam and yourself,

I am

Yours very truly,

EF:KLM

April Twenty-five 1921

Mr. E. Ronsse,  
San Luis Rey, Calif.

My dear Mr. Ronsse:

I am returning papers. Have ordered a certificate of title on all of your property, and it will cost \$90.00, but it is something that is valuable and what you need.

Yours very truly,

EF:KLM



San Luis Rey, Calif.,

May 2, 1921.

Mr. Ed Fletcher,

Box 1420, San Diego, Calif.

Dear Mr. Fletcher:-

In answer to your letter of April 30

I will say that in January of 1904 Mr. Cave Gouts, Fred and Will Hanson and myself surveyed the land described south of E. L. Clancy to the west of the river near the bank where the river was in 1884, down to the former Father Devos place which is the south line. The east line of the Devos place is now Mr. Waren's place, containing over thirty-five acres, more or less. This land was sold to C. D. Mackenzie, then to J. A. Simpson, then to me by Fred and Will Hanson of Bonsall then. Fred Hanson is the actual bee inspector of San Diego County, residing at 4430 New Jersey Street, San Diego.

I have paid taxes on that land since that time, 1904. Herewith is Mr Mackenzie's letter proving that he sold the above place to J. A. Simpson and the deed shows that I bought that land from the Hanson Brothers. The description may not be right but the location is the one I intended to buy. There was a dove house, a frame house, barn, well, windmill, water tank and fruit trees. Did Mr. Rolf ever buy that? I brought all these buildings on my place before he ever knew of that place.

The enclosed letter will show you that he does not know where his land lies or from whom he bought it. Perhaps from Mrs. Mackenzie, but <sup>Mrs. Mackenzie</sup> ~~the latter's~~ letter proves the contrary.

April 30, 1921.

Mr. Ernest Ronsse,

San Luis Rey, Calif.

My dear Mr. Ronsse:

Inclosed find receipted tax bills, also letter from our engineer, Mr. King. Kindly let me know where the deed is to the West  $\frac{1}{2}$  of the N.W.  $\frac{1}{2}$  of the S.E.  $\frac{1}{2}$  of Section I, and if you haven't a deed, how did you acquire title. I want to help you get this matter straightened up. I have got a title company to assure all the property for one hundred dollars. This will be valuable to you when we get the title all cleared up and in your name. You will only have to pay a continuation of the certificate afterwards.

With kind personal regards,

Yours very sincerely,

EF:AH







May 18, 1921.

Mr. Ernest Ronsse,  
San Luis Rey, Calif.

Dear Sir:

Mr. Fletcher has referred to me his correspondence with you regarding the land in Section 31, Township 10 South, Range 3 West, which you own.

I am returning you herewith the deed from Fred Hanson, et al, to E. Ronsse, copy of this deed, letter from C. D. Rolfe, and agreement to deliver signed C. D. MacKenzie.

I have gone into this matter very carefully and have also taken it up with Mr. Reed of the Southern Title Company. The deed only covers land in the North half of Section 31, and does not cover any land in the South half of this section. The agreement to deliver signed C. D. MacKenzie covers the land in question and you should have a deed to this property.

The Southern Title Company's records show the North half of the Southwest quarter of Section 31, Township 10 South, Range 3 West, S.B.M., standing of record in your name. This is the first parcel covered in the MacKenzie agreement. The Title Company records, however, do not show the second parcel mentioned in the MacKenzie agreement, namely, the West half of the Northwest quarter of the Southeast quarter of Section 31 as standing in your name but show it in the name of C. D. Rolfe. You must have a deed to this property somewhere which has not been recorded.

You evidently purchased the land covered by the MacKenzie agreement but perhaps it was conveyed in two separate deeds, one of which was not recorded. Will you be kind enough to send me the deed or deeds covering the property described in the MacKenzie agreement? In this way we may be able to find some way to clear up this situation.

Yours very truly,

T. H. King.  
Chief Engineer.

THK:ME  
Incls.

May 21, 1921

Mr. E. Ronsse,  
San Luis Rey, Calif.

My dear Mr. Ronsse:

Enclosed find deed for the highway which you and your wife kindly sign, acknowledge and return. I will hold the deed until I get a letter from the Board of Supervisors addressed to you agreeing to fence the right of way and to put in a cattle run, which I believe that you asked for.

I hope in a few days to get out the certificate of title for you, and then the first payment of \$1250 or \$1500, whatever it is, can be made in the matter of the right to build Warner's dam. As soon as we get the certificate made out, we can clean up everything.

With kind personal regards, I am

Very sincerely yours,

EF:KIM



San Luis Rey, Calif.

May 30, 1921.

Mr. Ed Fletcher  
Box 1412,  
San Diego, Calif.

Dear Mr. Fletcher:

Last week I went to see Mr. Westfall at Fallbrook about a cattle run and small culverts; I wanted to know if a cattle run would be built large enough to pass under with a wagon; built if north of the high bank south of the valley near the Ioby house, we want a bridge for the flood water in winter, if it is possible to build it higher it would come very handy; Mr. Westfall told me that he will bring that matter to the Board of Superivsors.

With kind regards from all;

Sincerely yours,

(Signed) E. Ronsse

P.S. Answer to letter of May 21.

Original to Mr. Westfall.

## A G R E E M E N T

AGREEMENT between WILLIAM G. HENSHAW and E. RONSSE; whereby in consideration of the sum of Five Thousand Two Hundred Fifty (\$5250) Dollars, said Ronsse gives to said Henshaw the right to construct Warner's dam, and divert the water originating East of that point to other watersheds, all as per blank form of agreement hereto attached.

This affects approximately \_\_\_\_\_ acres of land lying in the San Luis Rey valley, between Bonsall and San Luis Rey, San Diego County, California.

Said Ronsse acknowledges receipt of One Hundred Dollars (\$100.00) on account, and the balance of the payments to be made as follows:

Fourteen Hundred Dollars (\$1400.00) when the certificate of title is furnished showing that the property is clear in the name of said Ronsse, and One Thousand Dollars (\$1,000.00) every Six (6) months thereafter until the full amount is paid, with interest at six (6) percent on deferred payments.

When the \$1400.00 is paid said Ronsse and wife are to transfer to the Southern Title Guaranty Company, in trust, the riparian right agreement heretofore mentioned, and said title company is to hold same in trust until all payments are made as above specified, after which said Southern Title Guaranty Company is to transfer said rights to Wm. G. Henshaw.

Dated June 18, 1921.





# SOUTHERN TITLE GUARANTY COMPANY

SAN DIEGO, CALIFORNIA

JUNE  
SIXTEENTH  
1921

Mr. Ed Fletcher,  
920 Eighth St.,  
San Diego, Calif.

Dear Sir:-

In reply please refer to  
our Order No. 43761.

Some time ago, acting upon your request, we examined title to certain properties supposed to belong to E. Ronsse. After making our examination, we reported that the title was badly involved and that it would need considerable work to clean it up. This report was made verbally to Mr. King, who stated that it would not be necessary to send a written report at that time for the reason that he expected to have Mr. Ronsse in and go over the matter with us. However, now, at your request, we make the following brief report of the situation:-

As to all of the Northeast Quarter of the Northwest Quarter of Section 31, Township 10 South, Range 3 West, except that portion thereof conveyed by Ernest C. Ronsse and wife to James M. Crutcher by deed dated June 7th, 1902, and recorded in Book 321, page 266 of Deeds, and described as "lying North of the center of the main travelled road now running through a portion of said described land, containing 35 acres, more or less, said road being the County road running between San Luis Rey and Bonsall, lying on the North side of the San Luis Rey River," we find title vested in Ernest Rousse.

As to the North Half of the Southwest Quarter, the Southeast Quarter of the Northwest Quarter, the Southwest Quarter of the Northwest Quarter, otherwise known as Lot 2, and the West Half of the Northwest Quarter of the Southeast Quarter, all in Section 31, Township 10 South, Range 3 West, we find title vested in Ernest Rousse, subject to the matters set out in the following paragraphs:-

1. A wild deed for the North Half of the Southwest Quarter and the West Half of the Northwest Quarter of the Southeast Quarter of said Section 31, by Rafael Gradias to Maria M. Gonzales, now vested in Mary Wackermann.

Ed Fletcher, Page 2.

2. There is great confusion and uncertainty of description in a deed by Frank Peters and wife to Charles Douglas Mackenzie, recorded in Book 201, page 234 of Deeds; also in deed by said Mackenzie and wife to James Allen Simpson, recorded in Book 241, page 123 of Deeds; also in deed by James A. Simpson to William Hanson, et al, recorded in Book 324, page 149 of Deeds; also in mortgage by Frank Peters and wife to the California Mortgage Loan and Trust Company, recorded in Book 83, page 443 of Mortgages, upon which a foreclosure sale was had, and title vested by mesne conveyances in Ernest Rousse; also in deed by Frank Peters to Charles D. Rolfe, recorded in Book 479, page 214 of Deeds.

3. While said property was owned by the Mackenzies, Mrs. Mackenzie recorded a Homestead thereon. The deed executed by said Mackenzies to James Allen Simpson above referred to was acknowledged by the subscribing witness instead of by the parties themselves, and did not pass the title free from the Homestead. In this connection we note that Mrs. Mackenzie undertook to convey to Charles D. Rolfe, by deed dated November 16th, 1909, and recorded in Book 473, page 344 of Deeds, but we find no record of the date of the death of her husband, although it appears from probate proceedings at Probate Case No. 5452, begun in 1913, that Mr. Mackenzie died in England, -- no date stated.

4. A number of the conveyances above mentioned seem to be wild deeds by parties who had no record title to the premises, but all these matters will have to be cleared up in order to make good title in Mr. Ronsse. A complete report of the condition of this title will be rendered in connection with the riparian rights search now being finished up by our Company.

Awaiting your further instructions, we remain

Yours very truly,

*Henry S. Gill*

HENRY S. GILL,  
Assistant Title Officer.

HSG/K



SOUTHERN TITLE GUARANTY COMPANY.

JUNE  
SIXTEENTH  
1921

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920 Eighth St.,  
San Diego, Calif.

Dear Sir:-

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Ed Fletcher Page 2.

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4. A number of the conveyances above mentioned seem to be wild deeds by parties who had no record title to the premises, but all these matters will have to be cleared up in order to make good title in Mr. Ronsse. A complete report of the condition of this title will be rendered in connection with the riparian rights search now being finished up by our Company.

Awaiting your further instruction, we remain

Yours very truly,

(Signed) Henry S. Gill,  
Assistant Title Officer.

HSG/K



My Dear Mr. Ronsse

Sorry but am not strong  
enough to walk out into field  
will have my attorney at no  
expense to you find out  
the best way to clear the  
title and write you

Vasistha State Officer  
(Signed) HENRY S. GILL

HENRY S. GILL

Vasistha State Officer

The Vasistha State Officer has been informed by the  
the condition of this title will be rendered in connection with  
order to make good title in Mr. Ronsse. A complete record of  
Blenhams, but all these matters will have to be cleared up in  
to be with deeds of Blenham who had no record title to the  
number of the consequences above mentioned seem

Please get the Road deed signed

deeds in title. First, Mackenzie died in England -- no wife  
if a child was born, deceased in England. Second, 1875,  
find no record of the date of the death of her husband. Third,  
1871, 1872, and recorded in Book 142, page 247 of Deeds, but no  
description of the land. In this connection we note that Mr. Mackenzie  
nowhere. In this connection we note that Mr. Mackenzie  
Blenham, deceased, and his wife had the title from the  
Mackenzie family. The description of the land is in the  
of the Mackenzie to James Allen Simbion, brother of the  
Mr. Mackenzie recorded in Blenham. The deed executed  
Blenham 2/1/1871, and recorded in the Mackenzie.

Book 142, page 247 of Deeds.  
also in deed of Blenham to Charles D. Bette, recorded in  
and title leased to the same consequences in Blenham.  
82, page 442 of Blenham, upon which a mortgage was  
settlement of Blenham from the same company, recorded in Book  
142 of Deeds. also in Blenham to Blenham and wife to the  
V. Simbion to William Blenham, et al, recorded in Book 142, page  
recorded in Book 142, page 132 of Deeds. also in deed of Blenham  
also in deed of Blenham and wife to James Allen Simbion,  
Blenham Mackenzie, recorded in Book 142, page 132 of Deeds.  
description in a deed of Blenham and wife to Charles  
S. There is a clear connection and interrelation of

June 20, 1921.

Mr. E. Ronsse,  
San Luis Rey, Calif.

My dear Mr. Ronsse:

I am enclosing a riparian right agreement  
which perhaps would be better for your interests  
than the one I left with you Saturday, and which  
I think will be satisfactory to our people.

In signing the copy which I left with  
you it would not affect your rights to divert water  
that may be on the surface of the river, or may  
be underneath the ground, after Warner's dam is  
built, but this makes it a little easier, I think,  
in the sale of your property at some future date,  
and I shall recommend that our people accept an  
agreement along the lines of the copy herewith  
enclosed.

With kind personal regards, I am

Very sincerely yours,

EF:KLM



July 19, 1921.

Mr. E. Ronsse,  
San Luis Rey, Calif.

My dear Mr. Ronsse:

Enclosed find letter from our attorney, which is explanatory. I think one suit can be filed, and all the things cleaned up.

On receipt of this letter will you kindly go to the telephone and ring me up, and we can agree on what day for you to come in, so we can fix up all matters, and make the balance of your first payment that is coming to you.

I wish you would see Miss Kitching and advise her that you are selling. I have offered her \$500 for her consent to build the dam. It seems to me this is just like picking it off of the streets for her. Kindly get some idea from her, before you come in, please, as to whether or not she is willing to make a deal.

Do not worry about your title to the land. I do not think we will have any trouble in clearing it up.

With kind regards to the madam, I am

Very sincerely yours,

ER:KLM

San Diego, California,  
July 25, 1921.

County Highway Commission,  
San Diego, California.

Gentlemen:

Enclosed herewith find deed executed covering rights of way thru nearly a mile of my property.

I find that the title is somewhat clouded. It will be necessary to quiet title, and the expense of furnishing a clear title will be, roughly, \$200.00, therefore, I feel, considering the fact that you have paid for rights-of-way in a number of cases, that in this case the county should do either one of two things - to clear our title without any expense to us in court, so that the title company will certify to our title, or else pay the sum of \$200 to me, for the right-of-way.

Do not place this deed on record until the Board of Supervisors either pays us or agrees to clear the title to our property without expense to us.

The verbal agreement with your Mr. Fletcher is that before recording this deed, the Highway Commission or the Board of Supervisors will write a letter to me, agreeing to fence this right-of-way with a four-wire fence, at the expense of the county before any work is done, also that there will be at least one underground passage sufficiently wide to allow cattle, or team and wagon to pass under, where this proposed highway passes over the ravine in the northerly line of our property near the adobe house.

Yours very sincerely,

ER

Ernest Ronsse



San Diego, Calif.,  
July 25, 1921.

Mr. Mathews,

Please acknowledge our signature on the  
right to construct Warner's dam agreement in favor of  
Ed Fletcher, executed this day.

Yours truly,

*Ernest C. Rouse*

ER

July 25, 1921.

Mr. Ed Fletcher,  
San Diego, Calif.,

My dear Mr. Fletcher:

In consideration of your giving me  
the \$1400.00 on the contract whereby we give you the  
right to build Warner's dam, all as per agreement signed  
this day, we agree to clear the title within a reasonable  
time to the property, to show that your right will be  
unquestioned.

Yours very truly,

*Ernest C. Rouse*



July 25, 1921.

Mr. Ernest C. Ronsse,  
San Luis Rey, Calif.

My dear Mr. Ronsse:

I acknowledge receipt of an instrument giving the right to build Warner's dam, which instrument I am holding for your benefit until such time as I get from Mr. Henshaw notes signed by him, or his son, Mr. Griffith Henshaw who has his power-of-attorney, for the following amounts:

\$1,000 payable six months from date

\$1,000 payable one year from date

\$1,000 payable 18 months from date

\$750.00 payable two years from date

With interest at 6 percent on all deferred payments.

These notes properly signed I will deliver to you within ten days from date.

Yours very truly,

EF:KIM

235  
Office August 10, 1921

Mr. King:

Attached find copy of riparian agreement as recorded. Ronsse  
E.F.

BA

E. & A. LIND CO.

BY VICTOR A. LIND

RECEIVED - CIVIL WORKS DEPARTMENT - CONDUIT

Aug 10 1921



I, Ernest C. Ronsse and Ellen Ronsse, husband and wife  
for and in consideration of \$10.00, the receipt of which is hereby  
acknowledged, do hereby grant and convey to Wm. G. Henshaw, his heirs and  
assigns, the right to construct and maintain a dam and reservoir in Section  
four, Township 11 South, Range two East, S. B. M., or Section ten Township  
11 South, Range two East, S.B.M., and known as Warner's Ranch, in the  
County of San Diego, State of California, and the right to perpetually  
collect and impound by and in such dam and reservoir any and  
all water of the San Luis Rey River, and any and all waters that may  
flow therein, and the right to perpetually divert any and all the said  
waters so collected and impounded, from the watershed of the San Luis  
Rey River at this point of diversion into other watersheds and territory;  
and I do hereby consent to the construction and maintenance of such dam  
and reservoir and to the said collecting and impounding of the said  
waters therein and thereby and to the said diversion of said waters as  
aforesaid.

This instrument shall not be construed as a waiver to my rights to  
any of the waters which may flow into the said San Luis Rey River to the  
west of and below the said dam and reservoir; nor to my right, except as  
granted above, to use any water that may hereafter flow over, under or  
across my property.

It is understood that I am the owner of the following described land  
situated in the valley of the San Luis Rey River, in said County and  
State, to-wit:

Southeast quarter of the Northwest quarter and Northeast quarter  
of the Northwest quarter, excepting portion lying North of the center of  
main traveled road also the Southwest quarter of the Northwest quarter  
also the North half of the Southwest quarter and West half of Northwest  
quarter of Southeast quarter all in Section 31, Township 10 South,  
Range 3 West, S.B.M., also Northeast quarter of Section 36, Township  
10 South, Range 4 West, S.B.M.

And it is hereby agreed that this grant, and the consent hereby  
given shall apply to and bind my heirs, lessees and assigns and all  
my successors in interest in said land.

To have and to hold all the above mentioned rights and privileges  
unto the said Wm. G. Henshaw, his heirs and assigns, forever.

Witness my hand this 25th day of July 1921

Ernest C. Ronsse

Ellen Ronsse

Ernest C. Ronsse

Acknowledged by Lou B. Mathews  
July 25, 1921

Recorded Aug. 10, 1921

San Luis Rey, Calif Brea 19, 22  
Mr Ed Fletcher

920. S. St San Diego  
Dear Mr Fletcher

Yesterday at San Luis-  
Rey on my return from Oceanside I learned  
that Mrs Melurg was at Oceanside and  
intended to depart for home the next  
mornings, so I returned to the above place  
and found her;  
I explained the situation and told her  
you would pay her \$500, she did not reject  
the proposition and said that she would  
like to think it over and see her Brother  
in law, Mr Melurg's Brother;  
her address is.

Mrs L. E. Melurg;  
(Box 43) (Brea)  
Orange Co.

Calif



San Luis Rey, Calif Decem 21. 22.

Mrs L E McChurg.

Box 43 Brea Calif

Dear Mrs McChurg;

Herewith please find the agreement for the Warner Dam. Handled to me for you by Mr Fletcher; Please read it and let me know of your decision; you remember that I told you about of some reservation you will have from Mr Fletcher which will explain the one you have. for instance the contract you will sign shall not be construed as a waiver to your rights to any of the waters which may flow into the said river San Luis Rey river to the west of and below the said dam and reservoir, nor to your right. Except as stated in the agreement, to us any water that may hereafter flow over, under or across your property which mean that you can dispose of your land to any one with a contract that he can pump all the water he <sup>will</sup> need for the same land; that yourself and others for ever as long there is water in the river bed; over

San Luis Rey, Calif Decem 24. 22

Mr Ed Fletcher, 920, S. St San Diego

Der Mr Fletcher

Your letter of the 20th inst received; yesterday while going at Oceanside I went to see Miss Ritchie but she was not at home, I got her at Oceanside; she told me that she never intended to agree for less then \$1000. she intend to go at San Diego very soon to see her lawyer and you also; that is all the important I could get from her for answer on my Diplomacy; Do not try to scare her; the other day when I went to her for Mr Westfall for the road and told her that they wanted the road on the west; I got the right for the east side before, no sir they want never get the road on the west; she was mad, then I changed conversation on the water right I got a good answer on that as you know, then I fell back on the road and before she know it herself I got her right for good, and about 2 hours after I asked her before Mr Westfall and Bolter if she



Mr. Fletcher

The above lines is the same I told  
to Miss Hittner. it is on that term  
she will consent. Hope we will have  
Mrs. Mearns also

was satisfied, yes perfectly, she answered;  
so go calmly and slow; Hope you will succeed

Sincerely yours  
E. Rouse

P.S. I suppose her lawyer is Lloyd Griffin  
her cousin



San Luis Calif March 4, 22  
Mr Ed Ditcher; Box 1412 San Diego

Dear Mr Ditcher;  
your letter of March 2  
received;

Herewith please find the letter  
of Mrs McClurg and the copy of my letter  
of 2,21 addressed to her;

Please instruct me what to <sup>do</sup> or to answer  
to her; will be glad to see you;

Sincerely yours

E Ronsse

March 8, 1922

Mr. E. Ronsse,  
San Luis Rey, Calif.

My dear Mr. Ronsse:

I thank you very kindly for your letter of  
the 4th. I have written direct to Mrs. McClurg and  
explained the matter to her.

Yours sincerely,

EF:KLM



March 17, 1922

Mr. E. Ronsse,  
San Luis Rey, Calif.

My dear Ronsse:

I had a check for \$200 put thru the Board of Supervisors for you for your rights of way. Please cash the check and send me a check for \$200 so I can settle up with the attorney here in the matter of clearing up the title.

It looks as if we will make a deal with Miss Kitching.

Yours sincerely,

EF:KLM

San Luis Rey, Calif March 20, 22

Mr Ed Fletcher 920 eighth st San Diego  
Dear Mr Fletcher

your letter of the 17 inst at hand,

I have the check yet, I intended to go to see you about it, but my wife had the flu, she is very sick. I believe I will be able to go at your office this week:  
for what concern Miss Kitching, she was here last week, with her lawyer's two letter and your two contracts with the number of \$500 printed on them and not the promise I made her that she could dispose of land at any time and that the buyer will have the same privilege as her. I told her to go to see you, that you told me, that you would finish the business with her, I told her again that the \$500 had nothing to do with that and that she would get her \$1000 as you told me, and the lawyer told her also in his letter



March Two 1922

Mr. E. E. Ronsse,  
San Luis Rey, Calif.

My dear Mr. Ronsse:

Answering yours of the 24th, I thank you for same.  
I am in touch with her attorney, a man by the name of  
Stickney and everything looks favorable. Please let me take  
up the negotiations from now on.

I will see you in a few days.  
Yours sincerely,

EF:KLM

2

Mr. Ed Pletcher,  
but she does not want to understand that  
so I told her to go at San Diego and have all  
this simple thing, fix up with you; she said  
she would, but she told me that the other  
time, I suppose that she do not know what to say  
to you at your office; Hope to find you at  
your office when I go;

with best regards

Sincerely yours  
E. Ronsse

San Diego, Calif.  
March 27, 1922

RECEIVED from E. Ronsse the sum of Two Hundred  
Dollars (\$200.00), which I am to hold until such time as the  
certificate of title is furnished by Mr. Crouch to Mr.  
Ronsse showing the property is free and clear of encumbrance  
so far as any clouds on the title are concerned.



San Luis Rey Calif August 23, 23

Mr Ed Fletcher

Box 1412

San Diego

Dear Mr Fletcher

Your letter of the 21 received yesterday;

This morning at 9 a.m. I went to see Ed Cantarina, and found that he traded <sup>across</sup> the river for 40 <sup>acres</sup> with Mr Anderson North of the river but never knew of any name of Robin or Rowan, he told me of Summer and Ben Jones, Summer homesteaded the Anderson place and then sold it to Jones, and that Jones bought also some other small places, then I went to Mr Loveland and found him at the Milner place I got from him the same information as from Cantarina, thinking that Robin might be a French or Spanish name, I went to Oceanside and see Goussatt an old settler here, but never heard of such names, nor his wife, he sent me to Hayes, who did not know then sent me to Joe Johanson the Oceanside Blacksmith who been live long time at Bonsall in the early days, from him I learned that a woman living with Summer was known by the name of Miss or Mrs Stellar, but if I see George Morris he know every one <sup>who</sup> have ever lived on that country, it was then 11.15 a.m. I went directly to George, found him at dinner, I called him on the porch, and found from <sup>him</sup> the same information as from the others except that that woman live with a Indian with the name of Sam Pland

2

then married Summer after the death of Summer she got blind and been ~~put~~ put to the poor House at San Diego where she died 2 years ago. leaving George's house I met a man working on George's bees, with the name of Rice an old settler the one who built the San Mararita ranch's fence and over 40 years around here, I found from him that this woman was some time called Sarah Pland, this almost settled my investigations, so went home with the idea to write you what I know but at Bonsall I met Mr Loveland and told him what I found when he heard the name of Miss or Mrs Stellar his memory returned then he said, the old man French been almost raised by this woman, you better go and see him:

I went home for dinner and immediately went to Oceanside, they were not home but I found them, Mrs Summer as they read in the San Diego paper probably, the Sun I did not ask, that Mrs Summer died at the poor House at San Diego and still claimed the Anderson property, as hers they said there was no first name except Mrs Summer

That is about 2 years ago, Now Mr Fletcher, if there is some thing I forgot which you wish to know please do not spare me, I am at your service, no doubt this woman is the one you are after  
yours very truly E Ronste

P.S.

I was too late to mail this today I met the stage on my way home



Original to Mr. Crouch

(Should be Nov. 1)

San Luis Rey, Calif. Dec. 1st, 1922

Mr. Ed Fletcher, Box 1412 San Diego..

Dear Mr. Fletcher:

Referring to your letter of Oct. 17th, I would have answered sooner, but been have very sore eye.

Mr. Westfall is always my man, we know him. We shall keep him. He will be re-elected. We want a man to represent our district and not a show man. Have you an idea when these abstracts will be ready. That long delay is killing my wife who is yet an invalid since last winter. She always say when are you going to write or go and see Mr. Fletcher about those papers. Please does it before I die, she plead;

Please, Mr. Fletcher do the best you can and oblige

Sincerely yours,

E. RONSSE

Ronsse

November 4, 1922.

Mr. E. Ronsse,  
San Luis Rey, Calif.

My dear Mr. Ronsse:

I thank you very much for the nice letter you wrote me under date of the 1st in regard to Mr. Westfall and appreciate your cooperation.

In regard to the titles, I am punching up the attorney to hurry up and clear the title, but tell the dear wife not to worry a bit, that everything is o. k. and the titles will all be cleared up in the near future; that it is wholly a technicality. Give Mrs. Ronsse my best regards and tell her to take a drink of home brew, and I hope that she will soon be herself again.

Yours sincerely,

EF:KLM



**Ed Fletcher Papers**

**1870-1955**

**MSS.81**

**Box: 23 Folder: 3**

**General Correspondence - Ronsse, Ernest**



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