

DEACH

From the papers of Ed Fletcher, the following letters have been removed to the alphabetized correspondence files:

"FROM PAPERS REGARDING IVAN DEACH PROPERTY IN PASADENA"

- BECKER, K. E. to Fletcher, 4/7/38 ✓
- Fletcher to CURL, Hattie M., 8/24/31 -
- GARRISON, N. J.:
  - Garrison to Fletcher, 4/26/37 ✓
  - Fletcher to Garrison, 4/27/37 -
- HOGAN, Roy J. to Fletcher, 8/19/31 with an intercompany letter attached
- MORRIS, Joseph E.:
  - Morris to Fletcher, 12/1/38 ✓
  - Fletcher to Morris, 12/3/38 ✓

AND THE FOLLOWING COMPLETE FILES:

- HOME OWNERS' LOAN CORPORATION
- MEAD-HASKELL CO.
- PACKARD, JOHN
- SECURITY FIRST NATIONAL BANK, L.A.
- SANDERS, MARK
- TITLE INSURANCE & TRUST CO.

THIS NOTE MUST BE CERTIFIED

WHEN PAID this note, with the Deed of Trust securing it, must be presented to FIDELITY MUTUAL CORPORATION for cancellation. Reconveyance will not be made until all of the notes secured by the Deed of Trust have been surrendered to, and cancelled by, said Company. Any assignment of this note should be by endorsement on the back hereof by the holder, who should assign the note, together with all rights accrued or to accrue under the Deed of Trust securing the same, so far as the same relate to this note; written notice of such assignment, signed by the assignee and the assignor, should be filed with the Trustee.

Installment Note

(Interest Included.)

\$ 1,800.00 San Diego, California, August 15th, 1931

In installments and at the times hereinafter stated, for value received \$0

Ivan J. Deach and Rachel Deach *more Constructive Cray*

promise to pay to ~~Ed Fletcher and Mark C. Sanders, husband and wife in joint tenants~~

or order at 1020 Ninth Street, San Diego, California

the principal sum of Thirteen Hundred and no/100 Dollars.

with interest from date hereof on the amounts of principal remaining from time to time unpaid, until said

principal sum is paid, at the rate of seven per cent. per annum. Principal and interest payable in

monthly installments of Thirty and no/100 Dollars,

or more each, on the 15th day of each and every month, beginning on the 15th day of September, 1931 and continuing until the 15th day of August, 1935 when any unpaid balance of principal and interest shall become due and payable.

Each of said payments shall be credited as follows: First on the interest then due; and the remainder on the principal sum; and interest shall thereupon cease upon the amount so credited on the said principal sum. Should the interest not be so paid it shall become a part of the principal and thereafter bear like interest as the principal. Should default be made in the payment of any of said installments when due, then the whole sum of principal and interest shall become immediately due and payable at the option of the holder of this note. Principal and interest payable in gold coin of the United States, of the present standard. This note is secured by a certain Deed of Trust to the FIDELITY MUTUAL CORPORATION.

Rachel Deach

Ivan J. Deach

Payee's No.

Trustee's Certificate

Register No. #721 San Diego, California, December 9, 1931

FIDELITY MUTUAL CORPORATION hereby certifies that the foregoing promissory note is

the one promissory note mentioned as

secured by that certain Deed of Trust made by Ivan J. Deach and Rachel Deach

husband and wife

as Trustor, to said FIDELITY MUTUAL CORPORATION,

as trustee, dated August 18, 1931, and filed for record in the office of the County

Recorder of the County of LOS ANGELES, State of California, on the 5d day of

September, 1931, at 8:30 o'clock A.M. in Book 11031, page 229 of

Official Records

FIDELITY MUTUAL CORPORATION

By John M. Haskell Secretary

The Trustee's fee, exclusive of posting, advertising and other expenses, in any ordinary sale of property in San Diego County will be based upon the following schedule, which is adopted in the Deed of Trust.

When Deed of Trust secures a sum:

Not exceeding \$ 500.00	\$ 75.00	Over \$3,500.00 and not exceeding \$5,000.00	\$250.00
Over \$ 500.00 and not exceeding 1,000.00	100.00	Over 5,000.00 and not exceeding 7,500.00	300.00
Over 1,000.00 and not exceeding 2,000.00	150.00	Over 7,500.00 and not exceeding 10,000.00	350.00
Over 2,000.00 and not exceeding 3,500.00	200.00	Over 10,000.00 and not exceeding 15,000.00	400.00
\$50.00 for each \$5,000.00 or fraction thereof over \$15,000.00.			

In all cases the note or notes, and the Deed of Trust must be surrendered to the Trustee for cancellation when full or final reconveyance is requested, accompanied by the written request of the holder or holders of the note or notes for such reconveyance.

A certification fee of \$2.50 will be charged upon acceptance of the Trust. A reasonable fee will be charged for each partial or full reconveyance, with a minimum of \$2.50 for each.





**SOUTHERN TITLE & TRUST COMPANY**

**SAN DIEGO**

940 THIRD AVENUE, SAN DIEGO, CALIFORNIA

Policies of Title Insurance issued by this company are protected by  
ample Assets

Trust Department acting in all capacities Under State Supervision

**ESCROW SERVICE**

*"The Home of Quick and Reliable TRUST and TITLE SERVICE"*

Mail to.....

**ASSIGNMENT  
OF NOTE  
AND TRUST DEED**

TO



**SOUTHERN TITLE & TRUST COMPANY**

**SAN DIEGO**

940 THIRD AVENUE  
SAN DIEGO, CALIFORNIA

Phone: Franklin 3151

**TITLE INSURANCE and TRUSTS**

SAIT00-JOBEL, INC., SAN DIEGO, CAL. 92178



**SOUTHERN TITLE & TRUST COMPANY**

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# ASSIGNMENT OF NOTE AND TRUST DEED

FOR VALUE RECEIVED, the undersigned do hereby assign and transfer to

ED FLETCHER and MARY C. B. FLETCHER, husband and wife as joint tenants

all our right, title and interest in and to that certain promissory note for \$ 1500.00 payable to the order of the undersigned, dated August 18th 19 51

with interest at seven per cent. per annum, and secured by a trust deed to the Southern Title & Trust Company a corporation, Trustee, together with all the beneficial interest in said trust deed, said

note and trust deed having been executed by Rachel Deach and Ivan J. Deach

and which said trust deed was recorded

on the 5d day of September 19 51 in the office of the County Recorder of said San Diego County, California, in Book 11051 page 229 of

Official Records

Dated at San Diego, California, this 4th day of January, 19 52

MORSE CONSTRUCTION COMPANY

President

Asst Sec'y

STATE OF CALIFORNIA, }  
County of San Diego. } ss.

On this 4th day of January A. D., 19 52, before me, the undersigned a Notary Public in and for the said County of San Diego, State of California, residing therein, duly commissioned and sworn, personally appeared

personally known to me to be the person whose name subscribed to the within instrument, and he duly acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the County of San Diego, the day and year in this certificate first above written.

Notary Public in and for the County of San Diego,  
State of California.

My commission expires

# ASSIGNMENT OF NOTE AND TRUST DEED

FOR VALUE RECEIVED, the undersigned do hereby assign and transfer to

SECURITY-FIRST NATIONAL TRUST & SAVINGS BANK OF LOS ANGELES  
a corporation

all our right, title and interest in and to that certain promissory note for \$ 1500.00 payable to the order of the undersigned, dated August 18th 19 51

with interest at seven per cent. per annum, and secured by a trust deed to the Southern Title & Trust Company a corporation, Trustee, together with all the beneficial interest in said trust deed, said

note and trust deed having been executed by Ivan J. Deach and Rachel Deach

and which said trust deed was recorded

on the 5d day of September 19 51 in the office of the County Recorder of said San Diego County, California, in Book 11051 page 229 of

Official Records

Dated at San Diego, California, this 4th day of January, 19 52

Ed J

Mary C.B. J.

STATE OF CALIFORNIA, }  
County of San Diego. } ss.

On this 4th day of January A. D., 19 52, before me, the undersigned a Notary Public in and for the said County of San Diego, State of California, residing therein, duly commissioned and sworn, personally appeared

Ed Fletcher and Mary C. B. Fletcher

personally known to me to be the person whose name subscribed to the within instrument, and they duly acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the County of San Diego, the day and year in this certificate first above written.

Notary Public in and for the County of San Diego,  
State of California.

My commission expires Oct. 2, 1955

STATE OF CALIFORNIA, |  
County of San Diego. | ss.

On this ..... day of ....., 192....., before me,  
....., a Notary Public  
in and for said County, personally appeared .....

known to me to be the person... whose name...  
subscribed to the within instrument, and acknowledged to  
to me that ....he... executed the same.

WITNESS my hand and official seal.

Notary Public in and for said County and State.

INSTRUCTIONS—Not to be recorded.

This Deed of Trust must not be recorded until the Trustee's acceptance has been endorsed thereon. Please present it to the Secretary of FIDELITY MUTUAL CORPORATION, who will register the same and take a copy of the note.

This Deed of Trust is complete in itself, and includes the customary provisions of trust deeds. If a full statement of the terms and conditions of the trust is desired, it will be furnished by the Trustee upon request.

When recorded please mail to .....

**DEED OF TRUST**

to

**Fidelity Mutual  
Corporation**

as Trustee for

**ED. FLETCHER**

Dated ..... 192.....

Register No. ....

# Deed of Trust

THIS DEED OF TRUST, Made the 18th day of August, 1951,  
192....., between Ivan J. Deach and Rachel Deach,  
husband and wife

herein called Trustor, FIDELITY MUTUAL CORPORATION, a corporation, of San Diego, Cal-  
ifornia, herein called Trustee, and Marion Co.  
~~ED FITCHER and MAIR G. G. FITCHER~~  
husband and wife as joint tenants

~~ED FITCHER~~ herein called Beneficiary.

WITNESSETH: THAT TRUSTOR HEREBY GRANTS TO TRUSTEE, IN TRUST, with power of sale, all that property in the County of San Diego, State of California, described as follows:

Lot Forty (40) of Nevin Place, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 12 Page 48 of Maps, in the office of the County Recorder of said County.

This Deed of Trust is second and subsequent to a Mortgage of record in the sum of \$2300.00.

FOR THE PURPOSE OF SECURING PAYMENT of one promissory note, as per copy hereto attached / (and any renewal or extension thereof), in the total principal sum of Thirteen Hundred ----- Dollars (\$ 1300.00.....), this day executed by the Trustor in favor of the Beneficiary, together with payment and / or performance of every obligation, covenant and agreement hereafter referred to.

TO HAVE AND TO HOLD said property upon the same Express Trusts as set forth in a Deed of Trust executed to the Trustee herein and now of record in the office of the Recorder of the County of San Diego, California, in Book 1140 of Deeds, at page 98 et seq. thereof; which portion of said deed, being paragraphs "First" to "Tenth" thereof, inclusive, is hereby referred to and made a part hereof.

WITNESS the hand of the Trustor the day and year first above written.

Witnessed by .....

The Foregoing Trust is hereby accepted: .....

FIDELITY MUTUAL CORPORATION,

By .....

August Twentieth,  
1 9 3 1

Mr. and Mrs. Ivan J. Deach,  
San Diego, California.

Dear Mr. and Mrs. Deach:

I will record for you from Mr. Curl a deed to Lot 40 of the Nevin Place in the city of Pasadena. It is subject to a \$2300 mortgage to the Security Bank and subject to a second trust deed of \$1500.

I acknowledge receipt of \$20 for the certificate, also \$1.25 for recording the deed.

As soon as the policy of title insurance is completed showing the above I will turn over said policy of title insurance to you on the understanding that we may borrow it if we so desire at any time.

I acknowledge receipt of deed to Lots 6 and 7, Block 52 of University Heights subject only to a \$3500 mortgage.

You are to pay up all bond interest and all charges and interest against the San Diego property and up to October 1st, producing receipts for same and I will do likewise up to September first for the Los Angeles property.

You will not have to vacate the San Diego property, the house you are now occupying until September 15th when possession is to be given. All rentals after the 15th of September on the San Diego property to come to us and vice versa on the Los Angeles property.

Yours very truly,

ROY J. HOGAN

Per \_\_\_\_\_

EF:ASK

SAN DIEGO, CAL. Aug 20 1931.

Morse Construction Co.

(Ivan J. Deach and Rachel Deach)

TO FIDELITY MUTUAL CORPORATION, DR.

OFFICE OF SECRETARY  
649 SPRECKELS BUILDING

DR.

CR.

to Acceptance fee on Trust Deed #721

\$2.50

(Lot 40 of Nevin Place, Pasadena, Calif.)

P A I D  
FIDELITY MUTUAL CORP  
August 20th 1931.

By Helen Jacobo

A reconveyance will be issued only upon presentation to Fidelity Mutual Corporation of this notice properly signed and accompanied by the reconveyance fee of \$2.50 and the original notes secured by the Trust Deed herein mentioned.

To Fidelity Mutual Corporation, Trustee: Register No. 721

You are hereby notified that Rachel Deach and Ivan J. Deach are the legal owner s of the promissory note for the sum of Thirteen Hundred and no/100 Dollars, with interest, mentioned as secured by that certain Deed of Trust, dated the 15th day of June, 1931, made by Rachel Deach and Ivan J. Deach

to FIDELITY MUTUAL CORPORATION, Trustee, as second party, which said Deed of Trust was recorded in the office of the County Recorder of the County of San Diego, State of California, on the 3d Third day of September, 1931, in Book 11031, page 229

Official Records et seq., of Books that said note, together with all other sums and indebtedness secured by said Deed of Trust, has been fully paid and satisfied; and you are hereby directed and ordered upon presentation to you for cancellation, and on cancellation by you of said note above mentioned, and payment to you of any sums owing to you under the terms of said Deed of Trust, to reconvey, without warranty, all the estate now vested in you under said Deed of Trust, unto the parties designated by the terms thereof, at their request and cost.

WITNESS our hand and seal this 27th day of October, 1932.

In presence of \_\_\_\_\_

Received said Reconveyance Note duly cancelled this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_

CUYAMACA  
SOLANA BEACH  
FLETCHER HILLS  
PINE HILLS  
GROSSMONT  
AVOCADO ACRES

Ed Fletcher Company  
1020 NINTH AVENUE  
SAN DIEGO, CALIFORNIA

August 25, 1931.

Mr. Ivan Deach,  
4571 Texas Street,  
San Diego, California.

My dear Mr. Deach:

When we ordered the Policy of Title Insurance on the Pasadena property from the Title Insurance & Trust Company in Los Angeles, they insist upon having the order verified by the owner also the buyer. We have asked Mrs. Curl to sign one copy of this Application for Policy of Title Insurance, and ask that you and Mrs. Deach please sign the enclosed copy and return it to us so we can forward it to Los Angeles.

I see the agreement you executed the day you were in the office, Aug. 20th, states you are to pay all bond interest and all charges and interest against the San Diego property up to October 1st, and give us receipts for same. Will you please bring these receipts in as soon as you have taken care of the matter.

Yours very truly,

ED FLETCHER COMPANY

By J. L. May

KLM

*Planned  
Deach 8/21  
to pay 40.00  
De. 1st Natl Bank  
Pasadena.*



September 4, 1931.

Mary:

Mr. Hogan and Mr. Fletcher each owned a half interest in a Pasadena lot which they got on the Curl deal. It is subject to a \$2500 mortgage. They exchanged this property for Lots 6 and 7, University Heights, with Ivan Deach. There is a \$3500 mortgage on the San Diego property which Fletcher assumes. Deach also gave a \$1500 second trust deed on the Pasadena property to make up the difference in the two mortgages. After all expenses of the transfer are paid and the mortgage paid off on the San Diego property when sold the profits to be divided equally between Fletcher and Hogan. Property in name of Morse Construction Company.

Deach is paying the interest due 9/1/31 on the Pasadena \$2500 note, and we are to pay the interest on the \$3500 note at Mead-Haskell's due Oct. 1st, 1931.

There are three houses on the San Diego property, two of which are now rented. Deach gives possession Sept. 15 and we collect everything after that date. KLM

Sept. 22, 1931.

Mr. Bird:

The Morse Construction owns a half interest in the following described property. R. J. Hogan the other half, title is in the name of Morse, with Hogan's an interest in the profits.

Lots 6 and 7, Block 52, University Heights, according to amended map thereof made by D. A. D'Hamecourt in the office of the County Recorder of said San Diego County, Book 8, Page 36, at seq of Lis Pendens

KLM

September 22, 1931.

Mr. Ivan Deach,  
541 Shelton Ave.,  
Burbank, California.

My dear Mr. Deach:

Enclosed find Grant Deed from Hattie Curl to you and Mrs. Deach, recorded September 3, 1931 in Book 11095, Page 197 of Official Records of Los Angeles County, California.

Yours very truly,

ED FLETCHER COMPANY

By

KLM

IVAN DRACH and RACHEL DRACH, husband and wife

ED FLETCHER CO., a corporation

CITY OF PASADENA, COUNTY OF LOS ANGELES,

XXXXXXXXXXXXXXXXXXXX

Lot Forty (40) of Nevin Place, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 12 Page 48 of Maps, in the office of the County Recorder of said County.

its successors,

our

December

7

January 18, 1952

Mr. Ivan J. Deach,  
541 Shelton Ave.,  
Burbank, California.

My dear Mr. Deach:

We have assigned your Trust Deed Note to the Security-First National Bank of Los Angeles, Fifth & Spring Streets, Los Angeles. Please make payments direct to them in the future. You will receive notices from the bank in the future.

With kind regards, I am

Yours very truly,

KLM

I. DEACH

839, N. Angelino St. Burbank

MANUSCRIPTS EDITED FOR PUBLICATION  
4371 TEXAS STREET, SAN DIEGO, CALIFORNIA

July 13, 1932

Mr. Ed. Fletcher

San Diego, Calif.

Dear Sir:

I am writing you at the suggestion of an official of the Security-First National Bank, Pasadena Branch, which holds the mortgage on my property, 1340, Main Place, Pasadena. I am delinquent both on payments due on your note and on interest on the mortgage owing to vacancie during the past few months which have cost me in loss of income from rentals upwards of \$7500. Both houses, however, are now rented to good, and I believe, fairly permanent tenants but at rents very much below what we were formerly getting. The front house, unfurnished, is bringing \$20.00 per month and the rear house 18.00. The property is well kept and in good condition.

But I do not need to tell you

FRIENDLY, EXPERT CRITICISM OF ESSAYS AND ARTICLES FOR MAGAZINE PUBLICATION, BOOKS OF GENERAL INTEREST, NOVELS, SHORT STORIES, DRAMA • • PARTICULAR ATTENTION GIVEN TO METER AND FORM IN POETRY • ERRORS OF COMPOSITION, SPELLING, PUNCTUATION CORRECTED

I. DEACH

MANUSCRIPTS EDITED FOR PUBLICATION  
4371 TEXAS STREET, SAN DIEGO, CALIFORNIA

that it cannot be carried on this income, and I am not making enough money to supply the deficit. If you can see your way to reduce payments on your note from \$30.00 monthly to \$20.00, at least until conditions become more settled, I can handle the property. The bank must have \$15.00 a month interest and the three dollar balance must go for the water bill or small incidents.

Please let me hear from you, if possible favorably. This property is practically all we have left after four years of constant losses and I want to keep it if I can.

Address me at 28 1/2 So. Fair Oaks Ave. Pasadena.

Yours truly  
I. Deach

30-107

FRIENDLY, EXPERT CRITICISM OF ESSAYS AND ARTICLES FOR MAGAZINE PUBLICATION, BOOKS OF GENERAL INTEREST, NOVELS, SHORT STORIES, DRAMA • • PARTICULAR ATTENTION GIVEN TO METER AND FORM IN POETRY • ERRORS OF COMPOSITION, SPELLING, PUNCTUATION CORRECTED

July 14, 1932

Mr. I. Deach,  
839 N. Angelmo St.,  
Burbank, Calif.

My dear Mr. Deach:

Answering your letter of July 13th, I am writing  
the Bank in Los Angeles to reduce your monthly payments from  
\$30 to \$20 for the time being. We are all having a tough time  
but I hope conditions with you will improve soon.

Yours very truly,

EF:KLM

28½ S. Fair Oaks Ave.  
Pasadena  
I. DEACH " " MANUSCRIPTS EDITED FOR PUBLICATION  
~~4431 TEXAS STREET, SAN DIEGO, CALIFORNIA~~

July 29 '32

Mr. Ed Fletcher,  
San Diego, Calif.  
Dear Sir:

I thank you very much for  
reduction of payments on Trust  
Deed on my Pasadena property.

The payments of 20<sup>00</sup> monthly  
will start the 7<sup>th</sup> of August and  
you may expect them to be  
regular.

I cannot think that conditions  
can last much longer as they  
are.

Yours truly  
I. Deach

I DEACH

152 S. Greenwood Ave., Pasadena,  
September 24, 1932

Mr. Ed Fletcher,  
San Diego, Calif.

Dear Sir:

The enclosed letter from Mr. Barnes is self explanatory.

This means, if the loan is refunded on the conditions indicated, that your second can receive only \$15.00 monthly out of the present income of \$38.00 per month from the property. Pasadena rentals are fairly active just at this time but rents are showing no increase in value over the lows that were reached last spring, so there is no immediate prospect of any increase in income from these houses. I am publishing an advertising paper which has weathered adverse conditions now for more than six months, but has scarcely made me a living up to this time. I hope for more prosperity and should I realize it, I should of course expect to augment these payments from my personal income, which, however, will have to take care of the taxes even as matters stand now.

The matter is entirely in your hands. You may wish to get in touch with Mr. Barnes, as well as myself in regard to it.

Yours truly,

I. DEACH

original to Rosenthal

September 27, 1932.

Mr. I. Deach,  
152 S. Greenwood Ave.,  
Pasadena, California.

My dear Mr. Deach:

Your letter of September 24th received, and I am referring the matter to the Security-First National Bank in Los Angeles, which owns your mortgage.

Yours very truly,

KLM

1096.26 Pasadena, California, October 18, 1932.

In installments as herein stated, for value received, I promise to pay to

ED FLETCHER and MARY C. B. FLETCHER, his wife, as Joint Tenants, or order, at

Pasadena, California, the principal sum of Ten Hundred Ninety-six and 26/100ths Dollars, with interest from date on unpaid principal at the rate of seven per cent per annum; principal and interest payable in installments of Eighteen Dollars (\$18.00) or more on the 17th day of each month, beginning on the 17th day of November, 1932 and continuing until October 17, 1935, at which time the unpaid balance of principal and interest shall become immediately due and payable.

Each payment shall be credited first, on interest then due; and the remainder on principal — etc etc regular form of note.

This note is secured by a DEED OF TRUST TO SECURITY FIRST NATIONAL BANK OF LOS ANGELES, a National Banking Association, of Los Angeles, California.

IVAN J. DEACH  
RACHEL DEACH

*132 So Greenwood  
Pasadena, Calif.*

July Tenth  
1 9 3 3

Mr.s. Rachel Deach  
541 Shelton Ave.  
Burbank, Calif.

Dear Mrs. Deach:

Your monthly installments of \$18.00 is in arrears  
since December, 1932.

Will you please let me know when we may expect a  
check to cover same?

Yours very truly,

EF:ASK

(Entered in Blank)

Ed. Fletcher

May 1883. Fletcher

1883

1883



187 So. Greenwood Ave.

PASADENA, CALIF.

July 29, 1933

Mr. Ed. Fletcher,  
San Diego, Calif.

Dear Sir:  
I don't know what to say to you in reply to yours of the 10 inst. I had expected long before this to receive the monthly payments on your paper against our property here. I am working as an advertising solicitor - working hard and making two or three dollars a week. The chance of increasing my income is dependent on improved business conditions. Under the circumstances it is impossible to say when we can begin these payments again.

We are living in the rear house on the property, having moved in after it had remained vacant for more than three months. At the present time it could not be rented for more than \$12<sup>00</sup>.

I am quite capable of taking care of the indebtedness of this property under half way normal conditions, but I can't induce business men to advertise when publically known as a failure from the public. In your reply, I shall

August 9, 1933.

Mr. I. Deach, ✓  
187 So. Greenwood Ave.,  
Pasadena, California.

My dear Mr. Deach:

Answering yours of July 29th, the bank is pressing me, for as you know they hold the second trust deed as well as the first. I suggest you talk this matter over with your bank and I am willing to do whatever they say.

Yours very truly,

KLM

P. S. Would it possible for you to re-finance the two loans thru the Home Owners Loan Corporation, which would call for less interest and long terms

KLM





**SECURITY-FIRST NATIONAL BANK OF LOS ANGELES**  
SAVINGS COMMERCIAL TRUST

PASADENA BRANCH  
MARENGO & COLORADO  
PASADENA, CALIFORNIA

November 9, 1933

Mr. Ivan J. Deach  
187 So. Greenwood  
Pasadena, Calif.

My dear Mr. Deach:

Will you please take up with Mr. Fletcher as to what his attitude will be in the taking of Home Owners Loan Corporation Bonds for his lien. This will necessitate his making a statement consenting to the taking of these Home Loan Bonds, direct to the Home Loan Office and will also involve his taking up the matter with Mr. Rosenthal of the First National Office.

Please attend to this at once and advise me in writing as to the outcome.

Yours very truly,

*W. A. Barnes*

W. A. Barnes,  
Assistant Manager

W  
A  
B  
:  
K

Nov. 10, 1933

I. DEACH

MANUSCRIPTS EDITED FOR PUBLICATION  
~~4551 TEXAS STREET, SAN DIEGO, CALIFORNIA~~

187 So. Greenwood Av., Pasadena

Mr. Ed Fletcher,  
San Diego, Calif.  
Dear Sir:

The inclosed letter from Mr. W. A. Barnes of the Pasadena Branch of the Security-First Natl Bank is fully explanatory.

Awaiting your action, I am  
Yours truly  
I. Deach

J. D. note 1000<sup>00</sup>  
Balance due - - - - \$1172<sup>76</sup>

Int paid to 12/18/32  
Record Trust Deed

Pasadena House.

November Twenty-fourth  
1 9 3 5

Mr. I. Deach  
187 Greenwood Ave.  
Pasadena, Calif.

My dear Mr. Deach:

Answering yours of November 10th to me, inform Mr.

Barnes of the Security First National Bank of Los Angeles, Pasadena  
Branch, that we will accept Home Loan bonds.

Very sincerely yours,

EF:ASK

September 28, 1934.

Mr. and Mrs. Ivan Deach,  
187 So. Greenwood Ave.,  
Pasadena, California.

My dear Mr. and Mrs. Deach:

You were correct in stating that the Title Insurance & Trust Company escrow has been closed, and upon arriving in San Diego I found the note and trust deed, which I have subsequently forwarded to the First National Office of the Security First National Bank for collection.

The original amount of the note was \$680.00 but there was a \$4.00 principal credit to you on this note leaving an unpaid balance of \$676.00. Interest on \$676.00 at 6 percent for the first quarter, amounting to \$10.14, was due September 7th, and I would appreciate it if you will forward your check for this amount to the bank at your earliest convenience.

Mr. Rosenthal of the bank has been very kind in allowing us to accept this reduction in the principal amount of our second trust deed, and I am sure that unless the quarterly interest payments are made promptly Mr. Rosenthal will insist that we take some action.

I hope your business affairs will improve.  
I send you my kindest regards.

Very sincerely yours,

CKF:KLM

Josh Deaul  
541 Shelton Ave  
Burbank, Calif.

— 6 — 1/4 6 — 1 —  
— Jordan —

I. DEACH

187 So. Greenwood Ave. Pasadena  
MANUSCRIPTS EDITED FOR PUBLICATION  
~~4371 TEXAS STREET, SAN DIEGO, CALIFORNIA~~

Aug. 17, 1936

Ed. Fletcher

San Diego, Calif.

Dear Sir:

I have your letter of the 13<sup>th</sup> relative to delinquent pay ments on my trust deed note.

I am at present paying \$30<sup>00</sup> monthly on my H.O.C. loan, which is also delinquent, and this payment represents the extent of my capacity to pay at this time. The front house is still renting at \$20<sup>00</sup>. The property is in fair condition. With an improving real estate market, its value is increasing, although I have thus far been unable to move it.

It is not possible for me to say how soon I can begin to take care of your payments, but I do feel that your loan is safe and that ultimately you will receive settlement in full for it.

Yours truly  
I. Deach

January 25, 1937.

Mr. I. Deach  
187 So. Greenwood Ave  
Pasadena, California.

My dear Mr. Deach:

We have not written you since last August, however, conditions have improved during the last few months as far as rentals are concerned, and we are wondering if you have not been able to increase the rent on this property so that you are in a position to pay something on our note.

We have need of this money and feel that you are really not making an effort to take care of your obligation to us. We gave a big discount to enable you to get your Home Owners' Loan.

Please may we hear from you soon.

Yours very truly,

ED FLETCHER COMPANY

By

ELM

I. DEACH

187 So. Greenwood Ave.  
Pasadena  
MANUSCRIPTS EDITED FOR PUBLICATION  
~~4571 TEXAS STREET, SAN DIEGO, CALIFORNIA~~

FEB. 12, 1937

Mr. Ed Fletcher  
San Diego, Calif.  
Dear Sir:

Your apprehension that I am making no effort to take care of my obligation to you is entirely without foundation. The \$30<sup>00</sup> monthly that I am paying the H.O.D.C. with the expense of repairs that I am and will be required to take care of represents the limit that I am able to pay. And in assuming this expense I am gradually building up an equity that, so far at least, is a protection for your interest in the property rather than for my own.

Last fall the H.O.D.C. Inspector turned in a report calling for repairs, including painting and new roofs, amounting to some thing over \$600. Some of the work, I have already attended to, but the painting and roofs will have to come later. Until these repairs are made, increased rentals are not possible. Twenty dollars a month is all I can hope to get now.

Yours truly  
I. Deach

April 2, 1937.

Mr. Ivan H. Deach,  
185 So. Greenwood,  
Pasadena, California.

My dear Mr. Deach:

As per our conversation at your home the other day I took the matter of the Home Owners Loan up with the Los Angeles office and am informed by them that a solution of your loan seems to be the sale of the property and it is their understanding that the sales angle is being taken care of, but if a sale is not made by May 1st something will have to be done.

We have already taken a 50 percent discount on our second trust deed note and cannot see our way clear to take a further discount. With the HOLC taking the attitude it is there is nothing we can do other than file notice of default on the second trust deed. This we will be forced to do if you cannot see your way clear to bring our trust deed into good standing on or before May 1st, 1937.

Yours very truly,

EFjr  
M

I. DEACH • • MANUSCRIPTS EDITED FOR PUBLICATION  
~~XX~~

187 South Greenwood  
Pasadena, California

May 7, 1937.

Mr. Ed. Fletcher, Jr.  
Ed Fletcher Company  
1020 Ninth Avenue  
San Diego, California

Dear Sir:

I am proposing to the HOLC to resume payments on my loan on the following basis, subject to your acceptance:

Int. on HOLC loan.....	\$11.00 monthly
Payment to Ed Fletcher Co....	10.00 monthly
Payments on insurance, taxes, and upkeep, not less than...	10.00 monthly

I will meet current half-year tax instalments and put tax delinquency on monthly payment basis.

This proposed arrangement is to remain in effect during the life of the present California Mortgage Moritorium act.

Yours truly  
*I. Deach*

May 8, 1937.

Mr. I. Deach,  
187 South Greenwood  
Pasadena, California.

My dear Mr. Deach:

Answering your letter of May 7th, providing the Home Owners' Loan Corporation agrees to your arrangement to pay them \$11.00 per month, you to pay current taxes and delinquent taxes on satisfactory basis, also insurance, we will agree to accept a payment of \$10.00 per month on your obligation to us for the period of the present California Mortgage Moratorium Act, also providing you pay each amount regularly. If any default in payment is made it nullifies this consent.

Yours very truly,

EFjr M

I. DEACH

MANUSCRIPTS EDITED FOR PUBLICATION  
~~4371 TEXAS STREET, SAN DIEGO, CALIFORNIA~~

187 So. Greenwood Ave.  
Pasadena, Calif.  
May 11, 1937

Ed. Fletcher Jr.  
San Diego, Calif.  
Dear Sir:

I have your letter of May 8, and  
thank you.  
As soon as I get the matter  
freshed out with the HOLC, I will  
begin your payments.

Yours truly  
I. Deach

June 11, 1937.

Mr. Ivan Deach,  
187 So. Greenwood Ave  
Pasadena, California.

My dear Mr. Deach:

Will you please let us know how you are getting  
along with the Home Owners' Loan Corporation regarding your  
property and when you anticipate you can commence payments on  
your note to us.

Yours sincerely,

EFjr M

I. DEACH \* \*

MANUSCRIPTS EDITED FOR PUBLICATION  
~~4371 TEXAS STREET, SAN DIEGO, CALIFORNIA~~

187 So. Greenwood Ave.  
Pasadena, Calif. June 20, 1937

Ed Fletcher  
San Diego, Calif.  
Dear Sir:

I have reached an accord with  
the Los Angeles office of the Home Owners'  
Loan Corporation and we are now waiting  
for approval by the San Francisco office.

The Corporation proposes to restate  
the loan on the basis of a 12 or 15-year  
period, taking care of delinquent taxes and  
including the cost of painting and re-roofing.  
Monthly payments will remain approx-  
imately the same as under the terms of the  
original loan. Additional income from  
increased rentals will enable me to take  
care of payments agreed upon with you.

Yours truly  
I. Deach

June 30, 1937.

Mr. Ivan Deach  
187 So. Greenwood Ave  
Pasadena, California.

My dear Mr. Deach:

Your letter of June 25th received, and we are  
very glad to know that you are getting matters settled with  
the Home Owners Loan Corporation, however, you do not state  
definitely when you will start paying on your note to us.  
Will you please let us know when we may expect a payment from  
you, as the matter cannot run on indefinitely.

Yours very truly,

KLM



I. DEACH

MANUSCRIPTS EDITED FOR PUBLICATION  
187 S. GREENWOOD AVE. PASADENA, CALIF.

187 S. Greenwood Ave. Pasadena, Calif.

July 19, 1937

Mr. Ed Fletcher,  
San Diego Calif.

Dear Sir:

I expect to begin payments as agreed upon on your lien August 15 or before.

Please send me a statement showing the amount of your claim to date.

Yours truly,

I. Deach

don't send till  
I get back &  
attach what is  
situation  
Have made delinquency  
Have now started  
foreclosure

FRIENDLY, EXPERT CRITICISM OF ESSAYS AND ARTICLES FOR MAGAZINE PUBLICATION, BOOKS OF GENERAL INTEREST, NOVELS, SHORT STORIES, DRAMA • • PARTICULAR ATTENTION GIVEN TO METER AND FORM IN POETRY • ERRORS OF COMPOSITION, SPELLING, PUNCTUATION CORRECTED

For Quick and Reliable Title and Escrow Service  
1300 7th A  
Union Title Insurance Co.

SAN DIEGO, CALIFORNIA

Main 8121

Prin. — — \$ 675.59  
Int to 8/15/37 88.67  
—————  
\$ 764.26  
add.  
Int to 9/15/37. 3.38

Plus  
492.76  
H.C.C.  
-!

In "UNION" there is STRENGTH

For Quick and Reliable Title and Escrow Service  
Union Title Insurance Co.

SAN DIEGO, CALIFORNIA

Main 8121

Prin. \$ 675.59  
Int. 101.36 to Dec. 1, 1937.  
—————  
\$ 776.95  
2nd - Deach J.D.

In "UNION" there is STRENGTH!

\$1300 received -  
Paid down to \$1172.76.  
Adjusted down to  
\$680.00 when H.C.C.  
put on. Second  
dated 6/1/34 - nothing  
paid but \$4.41 credit  
given by H.C.C.  
H.C.C. - note  
was \$2700.00 may  
be reduced.  
185 S. Greenwood  
Pasadena =

I. DEACH

MANUSCRIPTS EDITED FOR PUBLICATION  
~~4771 TEXAS STREET, SAN DIEGO, CALIFORNIA~~

187 So Greenwood Ave.

Pasadena. Aug. 29, 1937

Mr Ed Fletcher  
San Diego, Calif.

Dear Sir:

I have a prospective buyer for  
this property.

Please send me a statement of  
your claims to date. At what  
monthly payments would you make  
a new contract? What cash price  
would you accept for your trust deed?

Please let me hear from you  
at once.

Yours truly  
I. Deach

We discounted \$492.76 when A.C. & C. loan was put on.	Original 2 <sup>d</sup> D/O was	\$1300.00	He paid
		127.24	
		<u>\$1172.76</u>	
		492.76	disc. allowed
		<u>\$680.00</u>	Bal. new D/O
		4.41	Cash paid
	<u>\$675.59</u>	Balance -	

September 2, 1937

Mr. Ivan Deach  
187 S. Greenwood Avenue  
Pasadena, California

My dear Mr. Deach:

Answering yours of August 23th, you owe \$675.59,  
interest \$88.67, a total of \$764.26. We have already  
discounted your claim of \$492.76 and will not make any  
further reduction.

We shall commence suit to quiet title within 30  
days from date unless something is done, or we will make  
a new contract if the conditions are satisfactory.

Please let us hear from you.

Sincerely yours,

EF/jv

I. DEACH

MANUSCRIPTS EDITED FOR PUBLICATION  
1571 TEXAS STREET, SAN DIEGO, CALIFORNIA

187 So. Greenwood Ave. Pasadena.  
Sept. 11, 1937

Mr. Ed Fletcher  
San Diego, Calif.  
Dear Sir:

I am making an effort to get you cash for your claim against my property, but I will have to have a better figure than that quoted in your letter of Sept. 2. I am willing to accept your statement of \$675.59 as the principal amount I owe, but I want you to remit the interest charge of \$88.67. This represents loss of income due to the depression, leaving the principal intact.

The issue raised with me by the Home Loan Corporation was a maneuver to slip me out of the backdoor and force you to take over the property. If they succeed you will have to assume, in addition to the expense of foreclosure, cost of repairs amounting to \$300 or \$400, taxes of \$200 to \$250, delinquent interest of \$77, and probably delinquent principal of \$620.

Under the circumstances, it would certainly seem to your advantage to cooperate with me.

Yours truly  
I. Deach

4/11/38  
7-36-38

Ivan + R Deach  
 Price due 2639 72  
 Int del. 77<sup>00</sup>  
 9/7/37 187-9 Greenwood Ave  
 Monthly Pmt Pasadena 5%  
 Int 11<sup>00</sup>  
 Price 1764  
 2864  
 Loan made 6/7/34  
 25 mo. selling

September 17, 1937.

Mr. Ivan Deach  
187 So. Greenwood Ave  
Pasadena, California.

My dear Mr. Deach:

Answering your letter of September 11th,  
we will accept your offer of \$675.59 in full of your trust deed note  
providing the money is paid in escrow before Oct. 1st, 1937, or paid  
direct to us. If the matter is not definitely settled by that date  
we will take steps to protect our interest in the property.

Yours very truly,

KLM

I. DEACH \*

MANUSCRIPTS EDITED FOR PUBLICATION  
~~4771 TEXAS STREET, SAN DIEGO, CALIFORNIA~~

187 So. Greenwood Ave. Pasadena  
Sept. 26, 1937

Mr. Ed Fletcher,  
San Diego, Calif.  
Dear Sir:

It now seems unlikely that I shall  
be able to erect my home within the  
limits of your offer of Sept. 17.

Although I have just received  
notice of intention to foreclose from the  
H O L C, my conversations with their  
representatives, indicate that I shall  
soon, and that you will be compelled to  
act to protect your interest.

Under the circumstances, I think it  
would be well to come to some under-  
standing, if possible, with you, and settle  
the matter at once.

In case of foreclosure, I shall be  
entitled to a occupancy of the property for  
four months. If you will add six months  
to that period, giving me ten months  
rent in the rear house where we are  
now living, I will give you a deed  
without litigation or further expense to  
you.

The front house is rented for \$30.00  
per month to good tenants.

Yours truly - I. Deach

FRIENDLY, EXPERT CRITICISM OF ESSAYS AND ARTICLES FOR MAGAZINE PUBLICATION. BOOKS OF  
GENERAL INTEREST, NOVELS, SHORT STORIES, DRAMA • • PARTICULAR ATTENTION GIVEN TO  
METER AND FORM IN POETRY • ERRORS OF COMPOSITION, SPELLING, PUNCTUATION CORRECTED

September 27, 1937.

Mr. Ivan Deach  
137 So. Greenwood Ave  
Pasadena, California.

My dear Mr. Deach:

Answering your letter of September 26th, as you are not in a position to pay the \$675.59 balance of principal due, I feel you should give me a deed and release of the property immediately, and I will let you stay there until the 1st of February, 1938.

You have been taking in the rent and paying nothing on taxes or interest, in violation of your word of honor two years ago when we refinanced you then and I took a bad loss. Now as between men let us play the game one way or the other. May I hear from you, please, on or before Oct. 1st, 1937.

Mr. Ivan Deach:

Yours very truly,

WALTER S. WATSON  
137 So. Greenwood Ave  
Pasadena, California

September 27, 1937

For Quick and Reliable Title and Escrow Service  
**Union Title Insurance Co.**

SAN DIEGO, CALIFORNIA  
Main 8121

\$1300<sup>00</sup> Orig 2<sup>d</sup> Trust Deed.  
127.24 paid  

---

1172.76 - Bal.  
492.76 - Disc. allowed when  
D.O.L. put on  

---

680<sup>00</sup> new 8% note (2<sup>d</sup>)  
4.41 Cash paid  

---

\$675.59 Balance.  
92.05 Int. to 9/1/37  

---

\$767.64 = Int + prin due.  
+ Taxes  
+ Repairs  
\$2700<sup>00</sup> + 1st Trust Deed.  
+ Int on " "

Deach lives in one  
house & rents other for  
\$30<sup>00</sup> per month.

In "UNION" there is STRENGTH!

September 27, 1937.

Mr. Ivan Deach  
187 So. Greenwood Ave  
Pasadena, California.

My dear Mr. Deach:

Thank you very much

Answering your letter of September 26th  
I am willing to

pay the balance of the bill on the terms you have suggested

and will be glad to pay the balance of the bill on the terms you have suggested

and will be glad to pay the balance of the bill on the terms you have suggested

I will pay you the balance of the bill on the terms you have suggested

and will be glad to pay the balance of the bill on the terms you have suggested

and will be glad to pay the balance of the bill on the terms you have suggested

and will be glad to pay the balance of the bill on the terms you have suggested

Very truly yours,

Wm. Deach  
187 So. Greenwood Ave  
Pasadena, California

September 27, 1937

October 19, 1937

Mr. Ivan Deach  
187 So. Greenwood Ave.,  
Pasadena, California

Dear Mr. Deach:

Answering your recent letter, will say that if you will give a Quitclaim Deed we are willing to let you stay there until the first of next June, 1938, providing we collect the rent from the other house.

Please let me hear from you by return mail whether or not this is satisfactory. I am willing to recommend the above.

Sincerely yours,

EF/jv

December 4, 1937.

Mr. Ivan Deach  
187 So. Greenwood Ave  
Pasadena, California.

Dear Mr. Deach:

Who is the tenant in the other house and to whom are they paying the rent? If you are collecting it have you paid it each month to the H. O. L. Corp?

Why have you not sent in the quitclaim deed which was in accordance with our agreement. Is it necessary for me to come up there with a club to get you to act?

With kind regards, I am

Sincerely yours,

EF M

**Ed Fletcher Papers**

**1870-1955**

**MSS.81**

**Box: 6 Folder: 20**

**General Correspondence - Deach, Ivan**



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