

Eugene Jan 21<sup>st</sup> 1883

Dear Chan. and all the rest of you  
As you have probably learned  
by the receipt sent by Post Master  
those drafts came through all right  
I immediately got two of them cashed  
by a merchant in Eugene and paid  
the \$800, and interest, back on the place  
and now the question with me is, what  
to do with the rest of the means at my  
command - I would like to invest it  
in good lands in some good country in  
such shape, that I could divid it bet-  
ween my children when I dont need  
it any more - and where, and how, and  
when, to do that, is what puzzles me - I  
would like ever so much to be able to  
talk this, and other matters, over with you  
I suppose I can invest it in this valley or  
many other parts of Oregon west of the Cas-  
cade range of mountains where lands  
range from Government-price to \$1000 per  
acre according to quality and location, or  
east of the Cascades in this state, or in

Washington Territory, or Idaho Territory near the N.P.R.R. where new lands can be got cheaper, in localities which will increase greatly in value - or I might go to Southern California as I have long had a great desire to do, where land is much dearer than here, the climate pleasanter, but crops less sure, If I were only looking out for myself I might settle there but I want to do that which will prove best for the Family - The Willamette Valley is much the mildest and surest for crops of any of the places I have mentioned except California for mild crops, and perhaps Washington for sureness. What would you think of the plan of my buying the best place I can with improvements in, this valley, for 2 or 3 thousand dollars, and you renting it while Mea, and I live, paying a fair interest on the purchase price only as rent - you to have the place with all the improvements at our demise - The advantages of this plan are these - the rent would afford us something with which to meet our

habilities while we live, and you could go on to a place and have absolute control of it, manage it entirely to suit yourself, make any improvements you saw fit, entirely for yourself. You only to pay us a reasonable rent on the purchase price while we live - I am willing to do the same for each of my children if they will allow me to and if they should it will take nearly all I am worth and we should have little more than the rents for our maintenance in our old age - I am satisfied that Ellen will never have any thing in future (as in the past) except what we may give her, although she works hard, and all the time, it is as saving as she knows how to be and as for the other chaps they have learned something, but havent changed any to speak of - Give the plan your earliest, and earnest, consideration and let me know your mind about it as soon as possible - for if it is adopted I want to be looking about for places

This Spring - or early this summer - If it is not adopted I think I shall have to let my means and live upon the interest as I do not feel inclined to carry on a large business any more than formerly - If you should accept the plan I think perhaps you had better rent Mrs Chapman's place for one year and during the year get ready to come out here It will cost something like \$100. a piece for you and Mary with what goods it would pay to bring along - If the N.P.R.R. is finished within the coming year as is expected, rates may be some lower There are several advantages in coming to this coast to live over staying in Wis. One of the main ones is we can all get pretty good homes with our means which we could not then - There are several other advantages as well as some drawbacks which I will make the subject of another letter before long Money is let here for Eight or nine percent - Suppose you see what you can sell that Mortgage - Try Bell - See Lawyer Parks - I think it will sell for <sup>for</sup> principle & interest <sub>accounted at time</sub>

Still I wish you would let me  
know how the Cheese Factory flourishes  
or languishes as the case may be  
get all the facts if you can &c and  
write or tell me some time. Pay  
the taxes on the Marsh and  
factory if there is no income from  
them - Get some one to find out  
how much Bell or the Speices  
ask for their shares in the factory  
not what they would give for  
my share, or Holcombs the object  
is to find out what they think a  
share is worth not what they  
would give. my own opinion is  
that it is not worth much. How does  
Wig make out with his creamery. How  
does Hank Whitfield get along. we  
have got 2 letters from Mary lately  
and I think she takes a pretty sen-  
sible view of things. Tell Minnie  
that the Black Walnuts fall off the  
tree and roll right into the Woodhouse

Address kindly compare that you don't let her  
see our letters, we have no objection to her  
reading them if you haven't

