

Eugene Jan 21st 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 immediatly 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 divide it between my children when I don't 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 cascade range of mountains where lands range from Government price to \$100 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 mildness and perhaps Washington for surness. 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 Ma and I live, paying a fair interest on the purchase price only as rent you to have the place with all the improvments at our demise - The advantages of this plan are these - the rent would afford us somthing with which to meet our liabilities while we live, and you could go on to a place and have absolute control of it, manage it entirly to suit yourself, make any improvments you saw fit, entirly for yourself - You only have 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 anything in future (as in the past) except what we may give her although She works hard and all the time, & is as saving as she knows how to be and as for the other chaps they have learned somthing, but haven't 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. Chapmans place for one year and during the year get ready to come out here. It will cost something like \$100 apiece 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 there. 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 & Nine per-cent - Suppose you see what you can sell that Mortgage for - Troy Bell - See Lawyer Parks - I think it will sell for principle & interest accrued at time of sale. 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 & 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 Spences 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's 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 Sensible view of things. Tell Winnie that the Black Walnuts fall off the tree and roll right into the Woodhouse and are as handy as Granma's Grapes but they don't either of them amount to much - Everything considered I like this country better than Wis and if I knew they would be as well pleased as I am I would advise Several of our friends to move out here. The people here are all (nearly) Good Americans. Sociable and kind. There is not so much danger of having everything Stolen as there is in Concord. The first killing Frost and the only one to Speak of occurred on the first of the month. We have had a fine fall, but it is now quite Wet and rainy - Would like to know just what kind of weather you are having now. Give my respects to Mr. Ransom and all inquiring friends. Did Kellogg ever call to have you read letters to him. I told him by Card to do so if he wished to hear what I was about. We are all well, I believe this climate will agree with me better than Wis. I have not had those pains in my shoulders and back This fall that I used to have every fall in Wis. Pa

Upside down note:

Addie Kinder complains that you don't let her see our letters. We have no objection to her reading them if you haven't.