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Mr. L. A. Dorrington,
Capt., Sacramento Agency.

FEB 29 1928

My dear Mr. Dorrington:

There is inclosed for your information and guidance copy of an additional opinion rendered by the Solicitor for the Interior Department February 14, 1928, relating to the proposed purchase of certain land from Louis Alpers.

This opinion pertains mainly to the contract providing for sale of the minerals underlying a certain area, which included the 70 acre tract offered for sale to the Government. It will be necessary for you to take up with the grantor the matter of obtaining a quit claim deed from the purchasers of the minerals in order that good and valid title to the minerals might accompany conveyances of the land to the United States upon completion of the purchase. It has occurred to this Office that if Mr. Alpers is unsuccessful in procuring the quit claim deed referred to by the solicitor, it might be necessary to withhold final settlement until after the mineral agreement expired, which is December 18, 1928. In that case it is assumed that the title insurance company would agree to issue policy of title insurance in this case without any reference whatever or subject to the agreement dated December 18, 1928 pertaining to sale of the minerals. We would prefer to have a quit claim deed, because if obtainable at all it could most likely be gotten at an early date and the case could then proceed.

Please give the matter your prompt attention and keep the Office informed as to the progress made.

Very truly yours,

Assistant Commissioner.