



Jackson Techarna, et al

to

W. M. Nance

General Warranty Deed with Vendor's Lien

This Indenture made and entered into this the Nineteenth day of August, 1907, by and between Jackson Techarna and Eliza Techarna, father and mother of Louisa Techarna, deceased, and Weller Carr, the half brother of said Louisa Techarna, deceased, parties of the first part, and W. M. Nance of Bixby, Indian Territory, party of the second part, Witnesseth:

That the parties of the first part for and in consideration of the sum of Two Thousand Dollars, paid and secured to be paid as follows, to-wit: One hundred dollars cash in hand paid, the receipt of which is hereby acknowledged; and Nineteen Hundred Dollars, evidenced by one certain promissory note of even date herewith, made, executed and delivered by the second party, and due and payable to Jackson Techarna and Eliza Techarna on the 19th day of August, 1907, together with six per cent interest from date, the receipt by us of said note is also hereby acknowledged, do hereby grant, bargain, sell, convey and confirm unto said party of the second part the following described real estate and premises situate in the Creek Nation, Indian Territory, to-wit: The North East $\frac{1}{4}$ Quarter of Section (13) Thirteen, in Township (16) Sixteen north Range (13) Thirteen East of the Indian Base and Meridian, containing one hundred and sixty acres, be it more or less as the case may be, according to the Government survey thereof. Said tract of land being the allotment of Louisa Techarna, deceased, together with all the improvements thereon, and the appurtenances and immunities thereunto belonging or in any wise appertaining, and warrant the title to the same.

To have and to hold the said lands unto the said party of the second part, his heirs, executors, administrators and assigns forever.

But it is expressly agreed and understood that to secure the payment of the above described note and interest the Vendor's lien is hereby expressly retained on the above described land.

In Witness Whereof, the said parties of the first part have hereunto set their hands and seals, the day and year first above written.

Witnesses:

J. J. Sisson

Weller Fox

J. J. Sisson

Weller Fox

Jackson ^{his} ~~mark~~ Techarna (Seal)Eliza ^{her} ~~mark~~ Techarna (Seal)

Weller Carr, (Seal)

Parties of the first part.

The United States of America, Western District, Indian Territory,

Be it remembered, That on this day come before me, the undersigned, a Notary Public within and for the Western Judicial District of the Indian Territory, duly commissioned and acting as such, Jackson Techarna, Eliza Techarna and Weller Carr, to me personally well known to be the parties grantor in the within and foregoing deed of conveyance, and stated that they executed the same for the consideration and purposes therein mentioned and set forth, and I do hereby so certify.

And I do further certify that on this day also voluntarily appeared before me, the said Eliza Techarna, wife of the said Jackson Techarna, to me personally well known