

State of Missouri, Jackson County, ss.

Be it Remembered, that on this 15th day of October, 1906, before me, the undersigned, a Notary Public in and for said County and State, came F. W. Casner and W. G. Wilson personally known by me to be the President and Secretary respectively of The Oklahoma Trust Company and acknowledged that he executed and attested the within instrument as such President and Secretary for the purposes therein mentioned.

In testimony whereof, I have hereunto set my hand and affixed my Notarial seal, the day and year last above written.

(Seal) Jackson Co., Mo.

Louis W. Talle

Term Expires October 24, 1907.

Notary Public

Filed for Record Oct. 16, 1906, at 9:00 a.m.

Otis Lorton

Deputy Clerk and Ex-officio Recorder
X X X X X X X X X X
No. 2034

This agreement made this 29th day of December 1906, by and between George W. Mowbray of Tulsa and J. H. Miller of Stington, Ill. and B. E. Miller of J. H. Miller of the first part and Chas. A. Sanderson of Tulsa of the second part witnesses that for and in consideration of Eight Thousand and Two (\$8010.00) Dollars receipt of One hundred dollars of which is hereby acknowledged as part payment, and nineteen hundred dollars whereof is perfect and balance payable as hereinafter stated, the party of the first part agrees and binds himself to sell, transfer and deed by warranty deed, to the party of the second part, the following described lands situated in the City of Tulsa, D. T. to wit: Lots seven (7) Eight (8) Nine (9) Ten (10) Eleven (11) Twelve (12) in Block One (1) The East half of Block Two (2) and Lots seven (7) Eight (8) Nine (9) in Block Three (3) all of Block Three (3) all of Block Four (4) all of Block Five (5) all of Block Six (6) all of Block Seven (7) in the Bunn Vista Park Addition to the City of Tulsa Indian Territory according to the recorded Plat thereof, and the said first party further agrees to perfect the title of said tract and furnish an abstract of the same showing said perfect title within 90 days from the date hereof. It being understood that the said first party binds himself to perfect said title and furnish said abstract and in event of his failure so to do, the said second party may perfect said title and deduct the cost thereof from the balance due on said lands. When said title is perfected and said abstract is furnished the balance of the purchase price in ninety days shall be immediately due and payable and a failure on the part of the said second party to make such payment, within 90 days shall work a forfeiture of the part payment herein acknowledged, and shall work a forfeiture of the part payment herein acknowledged, and shall cancel this agreement.

In case said title cannot be perfected within the said 90 days being provided, the second party shall have the option of declining said trade off and shall receive back the amount paid or may extend the time as he shall see fit, not to exceed — months.

J. R. Clark agt.
Chas. A. Sanderson

Filed for Record Jan 3, 1907 at 10:40 a.m.

Otis Lorton

Deputy Clerk and Ex-officio Recorder.

P. D. M.
P. 124
P. L.
C. L.
C. D.
C. L.