

MO. 1542

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James Deane

Lease

International Land Company

Know all Men by these presents, that I, James Deane, citizen of the Creek Nation, having selected for myself the following described tract of land lying and being in the Creek Nation: The North West quarter of the South East quarter of section twenty seven Township, Northern and Range thirty four East, all of the said tract of land lying here and all that to James Deane by the Commission to the Five Civilized Tribes:

I the said James Deane, for myself, and for the consideration hereafter expressed have let, leased and conveyed, and do by these presents let lease and convey unto the International Land Company, a corporation organized and existing under the laws of the United States, and having its principal place of business at Muskogee, Indian Territory, its successors and assigns, all of the above described property for a term of five years from and after the 15th day of November 1906, and I covenant with the International Land Company that I am the legal owner of the above described land, and that myself and my heirs and assigns will protect the said International Land Company's title to the same and covenants in the grant and fee simple possession of the said above described land for the first term of this lease.

And I James Deane, do for the covenant with the said International Land Company that I have made no conveyance of the said land for the first term of time covered by this lease, and that I will protect the said International Land Company in the quiet and fee simple possession of the said land from before the beginning of the term of this lease.

For the above consideration the said International Land Company hereby agrees and promises to pay to the said James Deane the sum of one dollar and other valuable consideration for the said land during the first term of this lease, which amount shall be paid at the office of the International Land Company in Muskogee, Indian Territory, as follows: one dollar and other valuable consideration the receipt of which is hereby acknowledged. At the first term of this lease and the running of this lease all taxes hereon on this land by consent of both parties signing this lease, it being always understood and agreed that no part of the said land shall be sold or conveyed until the said International Land Company shall have been paid by me in the quiet and actual possession of said land.

It is distinctly agreed that the basis for agricultural purposes. It is further agreed that the following improvements shall be placed on the said land during the term of this lease, that which is necessary for the maintenance of the premises. Witness my hand and seal this 15th day of November, 1906.

Witness to signature
W. J. Vandewer
J. P. Stittford

James Deane (Seal)
International Land Company (Seal)
By C. M. Bailey, President (Seal)
of C. P. Shultz, Secy (Seal)

United States of America, I, James Deane, being duly sworn, depose and say that I am the legal owner of the above described tract of land lying and being in the Creek Nation, and that I have selected the same for myself, and that I have conveyed the same to the International Land Company, and that I have covenanted with the said company to protect its title to the same and to pay to it the sum of one dollar and other valuable consideration for the same during the first term of this lease.

(Seal Western District)

W. J. Vandewer

My commission expires May 1st, 1909.

Notary Public

Filed for Record Nov. 20, 1906, at 8:52 a.m.

Oliver Fortson

Deputy Clerk & Co. Officer Recorder