

From *R. S. Wagner et ux*to *J. A. Kirkpatrick*

RFD. D. BARRETT & CO., ST. LOUIS

This Indenture, Made this *24* day of *March* A. D. 19*08*, between *R. S. Wagner and Isabel S. Wagner his wife* of *Oklahoma*, of the first part, and *J. A. Kirkpatrick* of the second part,

WITNESSETH, The said parties of the first part, in consideration of the sum of *Five Thousand* \$ *5000.00* and *no* DOLLARS, the receipt whereof is hereby acknowledged, do by these presents Grant, Bargain, Sell and Convey unto the said party of the second part, *his* heirs and assigns, all of the following described real estate, situated in the County of *Oulsa* and State of Oklahoma, to-wit:

Part of Lot six (6) in Block one hundred and sixty five (165) described as a plat of land fifty (50) by one hundred and forty (140) feet, having a frontage of fifty (50) feet on Cincinnati Avenue and a depth of one hundred and forty (140) feet to an alley and adjoining lot five (5) with a uniform width of fifty (50) feet, in City of Oulsa Oklahoma, according to Government plat and survey thereon.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, forever.

And said *Grantors* for *their* heirs, executors or administrators, do hereby covenant, promise and agree to and with said party of the second part, that at the delivery of these presents *are* and lawfully seized in *their* own right of an absolute and indefeasible estate of inheritance, in fee simple, of, in and to all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, discharged and unincumbered of and from all former *and other* grants, titles, charges, *estates* judgments, taxes, assessments, and incumbrances of what nature *or* kind *what* soever *except* and that *they* will warrant and forever defend the *title to the* same unto said party of the second part, *his* heirs and assigns, against said parties of the first part, *their* heirs, and all and every person whomsoever lawfully claiming or to claim the same.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set *their* hands, the day and year first above written.

(Sign here)

*R. S. Wagner**Isabel S. Wagner*

STATE OF OKLAHOMA,

Oulsa County, } ss.BEFORE ME, *J. A. Miller*

a Notary Public

in and for said County and State, on this *25th* day of *March* 19*08*, personally appeared *R. S. Wagner* and *Isabel S. Wagner his wife* to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that *they* executed the same as *their* free and voluntary act and deed, for the uses and purposes therein set forth. *Witness my hand and notarial seal the date above written*

(Seal)

My commission expires *Nov. 26, 1911.**J. A. Miller, Notary Public*This instrument was filed for Record on the *8* day of *June* A. D. 19*08*, at *10³⁰* o'clock *A.* M.By *H. E. Walkey* Deputy.

Register of Deeds.

(Seal)