

This Indenture, Made this 9th day of January, A. D., 1923 between
Ruth A. Montgomery and J. J. Montgomery her husband
of Tulsa County, in the State of Oklahoma, party of the first part and
John A. Walner & Gertrude E. Walner his wife, party of the second part.
Witnesseth: That in consideration of the sum of Thirty-seven Hundred Fifty no/100

DOLLARS,
the receipt whereof is hereby acknowledged, said parties of the first part do by these presents grant, bargain, sell and convey unto said parties of the second part their heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma.
to-wit:

East Fifty (50) feet of Lot Eight (8) in
Block Thirteen (13) Highlands First
Addition to the city of Tulsa, Oklahoma as shown
by the recorded plat thereof.

This deed is given subject to a mortgage of \$1250.00

INTERNAL REVENUE
\$1.30
Cancelled

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 Ruth A. Montgomery and J. J. Montgomery her husband their heirs, executors or administrators, do hereby covenant, promise and agree to and with said parties of the second part that at the delivery of these presents that they are lawfully seized in their own right of an absolute and indefeasible estate of inheritance in fee simple, of and in all and singular the above granted and described premises, with the appurtenances; that the same are free, clear and discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT

taxes for 1923 and thereafter and above described mortgage.

and that they will warrant and forever defend the same unto the said parties of the second part their heirs and assigns against said parties of the first part their heirs and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

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

Ruth A. Montgomery

J. J. Montgomery

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, the undersigned a Notary Public, in and for said County and State on this 9th day of January 1923, personally appeared

Ruth A. Montgomery and J. J. Montgomery her husband

to me known to be the identical person 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 official seal the day and year last above written.

My commission expires September 14th 1926 (SEAL) E. G. Cunningham Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.
Filed for record this the 10th day of Jan. 1923, at 1:00 o'clock P. M.

Book No. 429, Page No. 613 (SEAL) O. F. Weaver County Clerk.

Brady Brown Deputy.