

and purposes therein set forth.

My commission expires March 13, 1924.

(SEAL) Ed. T. Egan, Notary Public.

Filed for record in Tulsa County, Okla. on Jan 4, 1923, at 4:40 P. M. and duly recorded in book 432, page 150, By Brady Brown, Deputy, (SEAL) O. G. Weaver, County Clerk.

218202 - BH COMPARED

CONTRACT FOR DEED.

Know all men by these presents: That Arthur H. Craver of Tulsa, the first party, hereby agrees to sell and convey unto Virgil James and Joe Campbell, of Jenks, Okla., the second party, by a good and sufficient warranty deed, the following described premises, to-wit: Beginning at a point 675 feet east and 535.1 feet north of the southwest corner of the northeast $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of said section 19, twp. 18, range 13, running thence north a distance of about 429.4 feet to the south line of the right of way of Tulsa County road, thence north 53-53' east along said right of way, a distance of 201.8 feet, thence along said right of way along a curve to the right of radius 543 feet, ^{a distance of 657 feet} thence south a distance of 576.3 feet thence west a distance of 218.8 feet to the place of beginning, containing two and one half acres, more or less, the intention being to sell exactly two and one half acres.-- in Tulsa County, State of Okla., for the sum of eight hundred and seventy five and no/100 (\$875.00) dollars, and paid to be paid as follows: \$175.00 cash in hand, receipt of which is hereby acknowledged, \$175.00 on Oct. 20, 1923, \$175.00 Oct. 20, 1924, and a like sum every year thereafter until said purchase price is paid in full, together with interest on said principal sum at 8 per cent per annum, from date, payable annually, as per terms of second party's promissory notes in favor of first party, this day executed and delivered.

From date second party shall have possession of said premises, and shall not commit nor suffer to be permitted any waste thereon; shall keep all improvements in as good condition as they are now in, usual wear and inevitable casualty excepted; and shall pay all taxes hereafter becoming payable. But should second party fail to keep and perform all the foregoing conditions, or to make said payments or purchase money or taxes as same become due, then, at the option of said first party, this contract shall be void and the payments made shall be retained as rent for the use of said premises; or first party may declare the entire balance of purchase money due and payable at once; in either of which events first party shall recover immediate possession of premises. Notice of the election to exercise either of said options is hereby waived.

This contract shall extend to and be binding upon the heirs of the parties hereto.

In construing this instrument the words "first party" and second "party" wherever used, shall be held to mean the parties named in the preamble as parties hereto.

Executed and delivered this 20 day of October, A.D. 1922.

Witnesses:

Arthur H. Craver.

State of Oklahoma)
County of Tulsa) SS

Before me, the undersigned a Notary Public in and for said County and State, on this 20 day of October 1922, personally appeared Arthur H. Craver, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

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

My commission expires 4/10/1926.

(SEAL) H. B. Hamilton, Notary Public.