

named hereto.

Claude F. Neerman

J. E. Washington Jr..

STATE OF OKLAHOMA
COUNTY OF TULSA ss.

Before me, the undersigned, a Notary Public, within and for said County and State, on the this 13 day of April, 1923, personally appeared Claude F. Neerman 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.

My commission expires Jan. 2, 1927 (SEAL) Daisy Hatfield-Notary Public
Filed for record at Tulsa, Tulsa County, Oklahoma, April 16, 1923 at 4:05 o'clock P.M. and recorded in Book 441 Page 303

By Brady Brown - Deputy (SEAL) O. G. Weaver - County Clerk.

227764-ACM COMPARED REAL ESTATE CONTRACT

Form No. 1 Official Contract Tulsa Real Estate Exchange. (Copyright Applied for)

THIS CONTRACT, Made and entered into this 17th day of March, 1923, by and between Claude F. Neerman, the seller, and J. E. Washington, Jr., the buyer,

WITNESSETH: That seller has sold and agrees to convey as herein provided the following described real estate in Tulsa County, Oklahoma, to-wit:

Lots Fifty One (51) and Fifty Two (52), in Block Two (2),

Orchard Addition, City of Tulsa, Oklahoma.

It is understood there are no restrictions covering this property.

for the price and sum of Fifty Four Hundred (\$5400.00) Dollars, to be paid by the buyer as follows: Two Hundred (\$200.00) Dollars at the signing of this contract, the receipt whereof is hereby acknowledged by the seller and which is deposited with The John H. Miller Company as part of the consideration of the sale, the balance whereof is to be paid in the following manner, to-wit: \$ Thirty Three Hundred Eight (\$3308.00) Cash on delivery of deed as herein provided and the buyer agrees to assume loan now on property in an original amount of \$2200.00 of which (1892.00 is now unpaid and this amount is assumed by the buyer.

All deferred payments to be represented by note, secured by mortgage on above described property containing usual provisions, drawing interest from date of deed at the rate of ___ per cent per annum, payable semi-annually.

The seller to pay in full all State, County and Municipal taxes, general and special which are a lien on said property, upon date of delivery of deed. Except the buyer agrees to assume all special assessments taxes hereafter maturing after delivery of deed.

Rents, insurance interest to be adjusted to date of transfer.

The seller shall, within fifteen days from the date hereof, deliver to the buyer, or at the office of The John H. Miller Company a complete abstract brought down to date showing a merchantable title or a guarantee policy of title insurance. The buyer shall have ten days after such delivery of abstract to examine the same.

Upon the approval of the title, the seller shall deliver for the buyer, at the office of said The John H. Miller Company a warranty deed, properly executed and conveying said property free and clear from all liens and encumbrances whatsoever, except as herein provided.

If the title is defective, the buyer shall specify the objections in writing to be delivered to the seller at the office of The John H. Miller Company within ten days after