

plat thereof.

Witness my hand this 30th day of March, 1923.

In presence of:

Elsie B. Calvin.

State of Oklahoma)
County of Tulsa) SS

Before me, W. H. Hull, a Notary Public, in and for said County and State on this 30th day of March, 1923, personally appeared Elsie B. Calvin, to me known to be the identical person who signed the within and foregoing instrument and who acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and official seal the day and year above set forth.

(SEAL) W. H. Hull, Notary Public.

My commission expires Sept. 7, 1925.

Filed for record in Tulsa County, Okla. on March 30, 1923, at 2:40 P.M. and duly recorded in book 445, page 380, By Brady Brown, Deputy,

(SEAL) O.G. Weaver, County Clerk.

226177 - BH

COMPARED

CONTRACT FOR SALE OF REAL ESTATE.

This agreement, made this 15th day of February, 1923, by and between F. B. Austin and Blanche Austin, (husband and wife) and A. R. Avery, (a single man) party of the first part, and Maude E. Graff, party of the second part, witnesseth:

That for and in consideration of twelve hundred dollars (\$1200.00) receipt for none dollars of which is hereby acknowledged as part payment, balance payable as hereinafter stated; the party of the first part agrees and binds himself to sell, transfer, and deed by warranty deed, to the party of the second part, the following described lands, situated in the County of Tulsa, State of Oklahoma, to-wit:

All of lot four (4) in Block five (5) Highland
addition to the Town of Red Fork, Oklahoma,
according to the recorded plat thereof,

and the said first party agrees to perfect the title to said tract and furnish an abstract of the same showing perfected title within thirty days from the date of final payment, except:--- It being understood that the said first party binds himself to perfect said title and furnish said abstract. When said title is perfected and said abstract is furnished, the balance of the purchase price of twelve hundred and no/100 dollars (\$1200.00) shall be due and payable as follows:

Thirty notes dated February 15th, 1923, for \$40.00 each
payable one each month on the fifteenth of each month,
until the full thirty notes are paid. Said notes to
draw interest at the rate of eight per cent per annum
interest to be paid on each note at the maturity of the
note,

and a failure on the part of the second part to make such payment within 60 days shall work a forfeiture of the part payment herein acknowledged, and shall cancel this agreement.

In case said title cannot be perfected, within the said thirty days herein provided, the second party shall have the option of declaring said trade off, and shall receive back the amount paid, or may extend the time, as he shall see fit.