

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:

The north 50 feet of lot 7 in block 4 in Highland addition to the City of Tulsa, according to the recorded plat thereof.

Party of the first party agrees to accept in part payment of the above described lot four notes in the amount of ten hundred and twenty five dollars (\$1025.00) two being for \$375.00 each secured by forty acres in Mayes Co. Oklahoma, two being for \$137.50 each secured by forty acres of land in Harrison County, Mississippi, and the said first party agrees to perfect the title to said tract and furnish an abstract of the same showing perfected title within 10 days from the date hereof. Except general and special assessments not yet due and payable. 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 - - - Dollars (\$---) shall be due and payable as follows: Party of the second part assumes and agrees to pay two certain mortgagees in the amount of \$2000.00 first and a second mortgagee in the amount of \$1360.00, the three hundred and seventy five dollar note due Jan. 1, 1927, is to be credited with a thirty dollar payment endorsed on back of note as paid of this date, and a failure on the part of the second party to make certain payment within 10 days shall work a forfeiture of the part payment herein acknowledged, and shall cancel this agreement.

In case ^{said} title cannot be perfected with the said 10 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.

Witness;

H. L. DeBar, Party of the first part,
S. H. Stratton, Party of the second part.

State of Oklahoma }
Tulsa County } SS

Be it remembered, that on this 21st day of May, 1924, before me a Notary Public, in and for said County and State, personally appeared S.H. Stratton, 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 witness whereof, I have hereunto set my official signature and affixed my notarial seal the day and year first above written.

(SEAL) L. S. Spain, Notary Public.

My commission expires May 25th, 1927.

Filed for record in Tulsa County, Okla. on May 21, 1924, at 4:00 P.M. recorded in book 449, page 282, Brady Brown, Deputy.

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

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AFFIDAVIT.

Tulsa, Oklahoma, May 9th
1924.

Ohas. T. Abbott, of lawful age, being first duly sworn deposes and says that he is well acquainted with Daniel Seltzer who owned and platted the Ohio Place Addition to the City of Tulsa, same being in and a part of the Southwest quarter of sec. 32, township 20 north, range 13, east in Tulsa County, Oklahoma,

Affiant further states that said Daniel Seltzer received from Sheriff of Tulsa