

to the buyer a warranty deed, conveying the above described real estate to the buyer, free and clear of all liens, judgments, and back taxes up to the present date, except the above mentioned first and second mortgages, which are to be assumed by the buyer.

The buyer is to pay all taxes, both special and general, maturing after this date. In case the buyer fails to pay the taxes, either special or general, as they may become due, the seller shall have the right to pay the same and add the amount to the balance due the seller.

The deed conveying the above described real estate to the buyer as herein provided is to be properly executed and signed by the seller and his wife; the same is to be held by the Producers National Bank of Tulsa, Oklahoma, until the above mentioned seven hundred ninety five (\$795.00) dollars together with interest shall have been paid in full. At that time, the deed is to be delivered to the buyer.

In case the buyer fails to make the payments on any of the above mentioned mortgages within ninety days after same shall become due, the seller at his option may declare this contract null and void and may re-enter and take possession of the above mentioned real estate, and all payment made by the buyer up to that time will be deemed as rent and liquidated damages, in such event, the buyer hereby agrees to give immediate and peaceful possession.

F. D. Manahan, the seller,  
and Mable B. Manahan, his wife,  
Arch L. White, the buyer

State of Oklahoma )  
County of Tulsa ) SS

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, F. D. Manahan and Mable B. Manahan, his wife, and Arch L. White, to me known to be the identical persons who executed the foregoing instrument and acknowledged to me that they executed the same as their own free and voluntary act and deed and for the uses and purposes therein set forth.

In witness whereof, I have hereunto set my hand and affixed my official seal this 9th day of May, 1924.

(SEAL) W. B. Day, Notary Public.

My commission expires Sept. 1st, 1927.

Filed for record in Tulsa County, Okla. on May 29, 1924, at 8:00 A.M. recorded in book 44 9, page 373, Brady Brown, Deputy.

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

259413 - BH

#### ASSIGNMENT OF OIL AND GAS RIGHTS.

Know all men by these presents: That John F. Hayden, Charles F. Bisett, J.J. Bisett, O.M. Lancaster, George H. Johnson and P. M. Kerr, being the owners of an undivided seven-eighths interest in and to the oil and gas and oil and gas mining rights in and under the following described land in the County of Tulsa and State of Oklahoma, to-wit:

The southeast quarter (SE $\frac{1}{4}$ ) of the northwest quarter (NW $\frac{1}{4}$ ) and lots one (1) and two (2) and the north five acres (5) of the northeast ten (10) acres of lot three (3) and the north 2.5 acres of the south five (5) acres of the northeast ten (10) acres of lot three (3) all in section 18, township 19 north, range 11 east, in Tulsa County, Oklahoma, and containing 120.56 acres according to the U.S. Government Survey thereof,

being the rights reserved in a certain warranty deed made by John F. Hayden, and