

COMPARED

237057 C.J.

CONTRACT FOR DEED

KNOW ALL MEN BY THESE PRESENTS:

That E. E. Bowyer of Tulsa County, the first party, hereby agrees to sell and convey unto C. E. Dowling of Tulsa County, the second party, by a good and sufficient warranty deed, the following described premises, to-wit: Lot Eighteen (18) Block Two (2) Hunter Addition to City of Tulsa, Tulsa County Oklahoma according to the recorded plat thereof, in Tulsa County, State of Oklahoma, for the sum of Nine Hundred & no/100 Dollars paid and to be paid as follows: \$20.00 cash in hand, receipt of which is hereby acknowledged; \$20.00 on the 11th of March, \$20.00 on the 11th of April, and a like sum every month thereafter until said purchase price is paid in full, together with interest on said principal sum at 8 per cent per annum from February 11, 1922, payable semi-annually, as per terms of second party's promissory notes in favor of first party, this day executed and delivered.

From February 11, 1922 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 of 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 11th day of February A. D. 1922.

E. E. Bowyer

C. E. Dowling

STATE OF OKLAHOMA,)
COUNTY OF TULSA) SS.

Before me, the undersigned, a Notary Public, in and for said County and State, on this 28th day of February, 1922, personally appeared E. E. Bower and C. E. Dowling to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their 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 December 3, 1924

(SEAL)

Ira D. Crews, Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, Aug. 1, 1923 at 10:25 o'clock A.M.

in Book 464, page 443

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk