

AND IT IS MUTUALLY AGREED by and between the parties hereto as follows:

FIRST. That said party of the second part shall have the possession of said premises and use thereof after 30 day of April 1923, and to commit no waste or suffer any to be committed, and to pay all taxes and assessments of whatsoever nature which may become due on the premises above described after the 30 day of April 1923, and keep all fences, buildings and improvements thereon in as good condition as they now are, usual wear and tear and damage by the elements, excepted.

SECOND. That this contract shall, in case of death or legal disability of either party, be binding upon the heirs, administrators, executors and assigns or other legal representatives of said deceased or legally disabled party. Party of the second part is to keep building insured.

THIRD. That any failure on the part of the party of the second part to faithfully keep and perform each and all of the above conditions, covenants and agreements or to make any of the payments at the time and in the manner above specified, shall render this contract void at the option of the said party of the first part, and he may retain all payments made as agreed liquidated damages, and recover immediate possession of said premises.

FOURTH. That upon full and complete payment as above specified, and fulfillment of each and all the conditions, covenants and agreements herein by said party of the second part, said party of the first, shall immediately upon demand of the party of the second part, his heirs, administrators, executors, assigns, or on demand of his duly authorized attorney or agent, execute and deliver by good and sufficient warranty deed, the real estate hereinabove described, and to also furnish said party of the second part, with a complete abstract of title, and said party of the first part hereby undertakes and agrees to guarantee the title at the time of said proposed delivery.

IN WITNESS WHEREOF, Said parties have hereunto set their hands this 30 day of April 1923.

C. E. Dickson

Clarence O. Warren

State of Oklahoma Tulsa County, ss.

BEFORE ME U. S. Stafford, a Notary Public in and for said County and State, on this 30th day of April, 1923, personally appeared C. E. Dickson and Clarence O. Warren 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.

WITNESS My hand and official seal, the day and year above set forth.

My Commission expires Feb 18, 1926 (SEAL) U. S. Stafford, Notary Public  
Filed for record in Tulsa County, Tulsa Oklahoma, Aug. 6, 1923 at 4:30 o'clock P.M.  
in Book 464, page 537

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

237388 C. J. COMPARED GUARDIAN'S DEED

THIS INDENTURE, Made the 17th day of July 1923, at the City of Tulsa, Tulsa County, State of Oklahoma, by and between ERNEST DREW, the duly appointed, qualified and acting guardian of JIMMIE RAY DREW, a minor, party of the first part, and JAMES B. BRAGASSA, of Tulsa, Oklahoma, the party of the second part.

WITNESSETH, That Whereas, on the 17th. day of February, 1923, the County Court within and for the County of Tulsa, State of Oklahoma, made an Order of Sale, authorizing the said party of the first part to sell certain real estate of the said Jimmie