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in either of which events, first parties shall recover immediate possession of the premises.

It is further specified herein that the party of the second part shall keep the property insured during the life of this contract.

It is further agreed and stipulated and made a part of this agreement, <sup>COMPARED</sup> that for the purpose of effectuating this agreement, that a Warranty Deed has this date been duly executed conveying the above described property to the second party, and deposited in escrow with the First National Bank of Tulsa, Oklahoma, and the said First National Bank is hereby empowered and authorized to deliver the said Warranty Deed to the said second party, or his assigns, when the total sum of Thirteen Hundred Fifty Dollars, remaining due and the said party of the first part as specified herein, has been paid in full.

And the said second party in consideration of the premises, hereby agrees to pay all taxes and assessments, accruing hereafter when due, that may be levied or assessed against said property, and will not at any time allow any taxes or assessments against said property during the existence of this agreement to become delinquent.

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 hereto.

Executed and delivered this 23rd day of December A. D. 1922.

Leah B. Arms,  
Party of the first part.

Samuel Ramirez,  
Party of the second part.

STATE OF OKLAHOMA, }  
COUNTY OF TULSA, } SS.

Before me, the undersigned, a Notary Public, in and for said County and State, on this 23rd day of December A. D. 1922, personally appeared Samuel Ramirez, the party of the second part named herein, and 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 Testimony Whereof, I have hereunto set my hand and affixed my Notarial Seal, the day and year last above written.

My commission expires Nov. 20, 1924. (SEAL)

John T. Miller.....

STATE OF MISSOURI, }  
county of Caldwell } SS.

Before me, the undersigned, a Notary Public, in and for said County and State, on this 12 day of January 1923, personally appeared Leah B. Arms (A Widow) the party of the first part named herein, and to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that she executed the within and foregoing instrument and acknowledged to me that she executed the same as her 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 May 11, 1924. (SEAL)

A.B. Cleaveland, Notary Public.

#### ASSIGNMENT.

Know all men by these presents, that I Leah B. Arms, a widow of Brecken-