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My commission expires Mar 7- 1927

V. J. Houston , Notary Public (Seal)

Filed for record in Tulsa, Tulsa County Oklahoma on November 27, 1923 at 4.00 oclock in Book 468 at page 533

Brady Brown, Deputy

(Seal)

O. G. Weaver County Clerk

# 246503 M H

CONTRACT FOR SALE OF REAL ESTATE

COMPARED

THIS AGREEMENT, made this 27th, day of November 1923, by and between R. L. Martin and Maver Martin his wife Party of the first part and Asa Rose party of the second part, witnesseth:

That for and in consideration of Twenty-One Thousand Five Hundred Dollars (\$21,500.00) receipt for One Thousand Dollars of which is hereby acknowledged as part payment, balance payable as hereinafter stated; the party of the first part agrees and binds himself to sell, transfer 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:

Lot Number Six (6) in Block Number Five (5) in Oak Grove Addition to the City of Tulsa, Tulsa County, Oklahoma according to the recorded plat thereof.

and the said first party agrees to perfect the title to said tract and furnish an abstract of the same showing perfected title within Ten days from the date hereof. Except: None 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 Twenty Thousand Five Hundred Dollars (\$20,500.00) shall be due and payable as follows: Five Hundred Dollars upon the ~~upon the~~ approval of title to said above described property, the remaining balance of the purchase price of Twenty Thousand (\$20,000.00) to be paid between Jan. 1, and Jan 10th. 1924, Parties of the first part have this day executed a Warranty deed covering above property to said second party to be held in escrow in the Central Natl. Bank, Tulsa, Okla. until final payment when a new deed of date of payment is to be executed, in favor of second party. Possession to be given of said property by Jan. 10th, 1924, and in the event possession is not given then first parties are to pay rent to second party at the rate of \$150.00 per month: and a failure on the part of the second party to make such payment within Sixty days shall work a forfeiture of the part payment herein acknowledged, and shall cancel this agreement.

In case said title cannot be perfected within the said Ten 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.

R. L. Martin

Maver Martin

Party of the First Part

Asa Rose

Party of the Second Part.

STATE OF OKLAHOMA,  
TULSA COUNTY, ss

Be It Remembered, That on this 27th day of November, 1923, before me, a Notary Public in and for said County and State, personally appeared R. L. Martin and Maver Martin, his wife and 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 Witness Whereof, I have hereunto set my official signature and affixed my notarial seal the day and year first above written.

Max Halff, Notary Public

My commission expires Jan. 31, 1927. (seal)