

260292 C.J.

FREEMAN and CUNNINGHAM
REAL ESTATE AND INSURANCE
If It's Real REAL ESTATE We Have It
Office 305 Drexel Bldg.

J. EDGAR FREEMAN
W. R. CUNNINGHAM

TULSA, OKLA.

COMPARED

CONTRACT FOR DEED FOR REAL ESTATE.

Contract Made and entered into this 17th. day of June 1922 by and between M. R. Penny, Party of the first part, and C. C. Baker, Party of the Second part;

Witnesseth:

Whereas; the Party of the first part is the Owner of (Lot 17) Block (1) Fairmount Addition to the City of Tulsa, Oklahoma and agrees to sell to the party of the second part, according to the following terms and conditions; (\$50.00) in cash the receipt of which is hereby acknowledged, and the remainder (\$2,200.00) is to be paid at the rate of (\$30.00 (Thirty) per month, with the interest at the rate of 8% per annum monthly; after the total sum of (\$2,200.00) is paid in full to the party of the first part, then the party of the first part will at once deliver to the party of the second part a Warranty deed with abstract to date showing clear title in him.

The party of the second part agrees to keep the house fully insured, and to pay all taxes, and special assessments thereon after the closing of this contract as they may be shown that fall due on and after this date.

The above described property is now under a mortgage which the party of the first part agrees to pay and to deliver said property to the party of the second part according to the above terms and conditions. In case of sickness payments may be deferred. This contract may or may not be recorded at the option of either of the parties hereto.

Now if the party of the second part shall fail to pay the (\$30.00) which is due and payable on the 17th. day of each and every month hereafter, then in that event the party of the first part shall have immediate possession and the money paid shall be considered as rent and this contract shall become null and void.

The party of the second part has signed one note dated June 17th 1922, as evidence of the balance of (\$2,200.00) due and will receive credit as same are paid in.

In witness hereof the parties have hereto set their hands the date and day last above written.

C. C. Baker
Parties of the second part
Mrs. Otha Baker

N. R. Pinney
Parties of the first part.
Mrs. N. R. Pinney

Subscribed and sworn to this 17th. day of June, 1922.

My commission expires Oct 24, 1925

(SEAL)

J. Edgar Freeman, Notary Public

STATE OF OKLAHOMA }
COUNTY OF TULSA } SS

Before me the undersigned a Notary Public in and for said county and State on this 10th. day of June A. D. 1924 personally appeared C. C. Baker and Otha Baker (his wife) 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.

My commission expires Oct. 24th. 1925 (SEAL)

J. Edgar Freeman, Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, June 10, 1924 at 4:45 o'clock P. M. in Book 488, page 427

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk