

case if the purchaser's breach of any of the other terms or conditions of this contract, the said vendor may at his option, by written notice, rescind this contract, and the said purchaser agrees that, in such an event, all of the payments theretofore made by them shall be hold and retained by said vendor as rental for the uses of said premises during the time which may have elapsed, and immediately upon such notice, to return and deliver up possession of the said property to the said vendor without hindrance or delay and title to any and all bulidings and improvements and fixtures upon said property, shall, upon such breach vest absolutly in the said vendor, as liquidated damages for the purchaser's breach of this contract. 480

This contract is to be binding upon the heirs, executors, administrators, and assigns, of both parties hereto, provided, however, that said purchaser shall have no authority to assign this contract, except with the written consent of the said vendor, endorsed hereon.

Executed in duplicate, at Tulsa, Oklahoma, this 14th day of July, 1924.

WITNESS; M /B. Day,

L. Stovall

D. D. Smith

Orpha A. Smith

STATE OF OKLAHOMA

SS

COUNTY OF TULSA

Personally appeared before me, the undersigned, Notary Public in and for the said county and State, L. Stovall, D. D. Smith and Orpha A. Smith, his wife, to me known to be the identical person who executed the foregoing instrument and acknowledged to me that they had read the same and knew the contents thereof and that they executed the same as their own free and voluntary act and deed and for the uses and purpose therein set forth.

Witness my hand and official seal this 16th day of July, 1924.

My Commission expires Sept. 1st, 1927 (seal) M. B. Day Notary Public

Filed for record in Tulsa, Tulsa County, Oklahoma August 20/1924 at 2:00 O'Clock P. M. and recorded in Book 489, Page 277.

By Brady Brown Deputy

(seal)

O. G. Weaver County Clerk.

#265700 EC

QUICK CLAIM DEED;

THIS INDENTURE; Made this 8th day of May A. D. 1924 between Farrie Ritz of the first part and S. J. Ritz of the second part.

WITNESSETH. That said party of the first part in consideration of the sum of One and no/100 Dollars to her\* duly paid, the receipt of which is hereby acknowledged has quit claimed granted bargained, sold and conveyed, and by these presents does for her self her heirs, exeutors and administrators, quit claim, grant bargain, sell and convey unto the said party of the second part and to his heirs and assigns, forever, all her right, title, interest, estate she may claim and demand both at law and equity in and to the following described property, to-wit

All of the West Thirty-five (35) feet of the East One Hundred and Fifteen (115) feet of Lots Six (6) and Seven (7), Block Two (2), Gillette-MHall Addition to the city of Tulsa, Okla., according to the recorded plat thereof,

together with all and singular hereditaments and appurtenances thereto belonging.

TO HAVE AND TO HOLD, the above described premises unto the said S. J. Ritz his heirs and assigns, so that neither Farrie Ritz the said first party or any person in her name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof; but they and every one of them shall by these presents be excluded and forever barred. IN WITNESS WHEREOF, The said party of the first part has hereunto set her hand and seal the day and year first above written.

Farrie Ritz.

STATE OF OKLAHOMA, TULSA COUNTY ) SS

Before me the undersigned a Notary Public in and for said County and State, on this