

Filed for record in Tulsa County, Okla. on Oct. 4, 1924, at 11:45 A.M. recorded in book 497,
page 53, Brady Brown, Deputy,

(SEAL) O.G. Weaver, County Clerk.

268840 - BH

CONTRACT FOR DEED FOR REAL ESTATE.

Contract made and entered into this 17th day of June, 1922, by and between
N.R. Penny, party of the first part, and C.C. Baker, party of the second part:

Whereas,
Witnesseth: The party of the first part is the owner of (lot 17) block (1) Deshon
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 ^{wa} 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 con-
tract 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 witness hereof the parties have set set their hands the date and day last
above written.

C. C. Baker, Parties of the
second part,
Mrs. ^{Otha} C. C. Baker.

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

Mrs. N. R. Pinney.

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

(SEAL) J. Edgar Freeman, Notary Public.

My commission expires Oct. 24, 1925.

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, 1928.

(SEAL) J. Edgar Freeman, Notary Public.

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(SEAL) O.G. Weaver, County Clerk.

COMPARED BY
PS and J.M.