

Union Land and Investment Company.

By W. Y. Dilley, Grantor

F. M. Sutton

John Barrett, Grantee.

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

Before me, _____ a Notary Public in and for said County and State, on this 5th, day of March, 1909, personally appeared F. M. Sutton and John Barrett, 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.

WITNESS my hand and official seal the day and year last above written .

Sam'l P. McBarney, Notary Public.

(SEAL) My commission expires June 11, 1910.

Filed for record at Tulsa, Okla., Mar., 5, 1909. at 10.10 A. M.

H. C. Walkley, Register of Deeds (SEAL)

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COMPARED

CONTRACT FOR DEED.

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of \$225.00 Two Hundred Twenty Five Dollars, \$75.00 of which has been paid in cash, the receipt of which is hereby acknowledged, and the payment of the further sums of money hereinafter mentioned, the Union Land and Investment Company, a corporation, of Muskogee, Oklahoma, agrees to sell to F. M. Sutton & John Barrett, the following described property, in Morningside addition to the City of Tulsa, Oklahoma, to-wit:

Lot 9 & 10 Block 7.

The Grantor herein retains the title to said property and a lien upon all buildings and improvements put on said property by the grantee, or assigns, until all of the deferred payments hereinafter mentioned, with interest, are paid in full.

The Grantee herein in further consideration hereof, promises and agrees to pay to the grantor, ^{herein} or order, and as part of the purchase price for said property, the following sums of money, and upon the following dates and terms, to-wit:

as evidenced by their notes of even date: \$75.00 Six months after this date. \$75.00 Twelve months after this date. . All deferred payments shall draw interest at the rate of eight per cent per annum from the date of this contract. In case of non-payment of any of the above ^{named} payments when due, it is strictly understood and agreed upon that this contract shall be null and void and of no legal effect but shall be considered as surrendered and that all payments made hereunder shall be absolute and shall not be repaid; time being of the essence of this contract.

Upon the payment of all amounts of money due under this contract the grantor covenants and agrees to execute and deliver to the grantee or assigns, a warranty deed to said property furnish abstract of title showing title to said land good and clear in them, subject to the restrictions now on record.

All promises, covenants and agreements of this contract shall inure to and be binding upon the successors and assigns of the grantor herein upon the heirs, executors, administrators and assigns of the grantee herein.