

STATE OF MISSOURI,)
) SS.
VERNON COUNTY.)

Before me, a Notary Public, in and for said County and State, on this 2 nd day of April, 1909, personally appeared O. H. Hoss, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing release of mortgage as its President, and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

Witness my hand and Notarial Seal the day and year aforesaid.

Leta Dunkum, Notary Public.

(SEAL) My commission expires July 11th, 1910.

Filed for record at Tulsa, Okla., Apr., 20, 1909. at 4.30 o'clock P. M.

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

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CONTRACT FOR DEED.

THIS AGREEMENT, Made and entered into this 20th, day of April, 1909, by and between Mose Jefferson and Nancy W. Jefferson, his wife, parties of the first part and Edward McCoy party of the second part;

WITNESSETH: That the said parties of the first part hereby agree to sell and convey unto the said party of the second part by a good and ^{and} sufficient warranty deed clear of all incumbrances, the following described real estate, to wit);

The Undivided 1/3 interest of the SW.4 of Section 18, Township 19, Range 13 East, in the County of Tulsa, State of Oklahoma, for the sum of Fifteen Hundred & no/100 Dollars (\$1500.00) payable as follows, to-wit: \$50.00 cash in hand, the receipt of which is hereby acknowledged And it is further agreed that the parties of the first part shall cause the necessary suit or suits or other proceeding to be instituted at once to cancel and set aside any and all former deeds or other conveyances of every kind and character, and to remove all clouds from the title to said lands and the balance of the purchase price to-wit: \$1450.00 shall be paid to the first parties by the second party on the delivery to him of an abstract showing a clear and unincumbered title and a warranty deed to said lands.

That if the second party shall hereafter advance or pay any money for or in connection with any such suits or proceedings or in connection with the cancellation of any deed or the removal of any cloud from the title of said land or any expense involved therein, then said sum or sums of money so paid shall be deducted from the balance of the purchase price due as above stated, and the balance shall be paid to first parties by second party as above set forth and shall be accepted by first parties in full compliance with this contract on the part of the second party.

It is further agreed that the said party of the second part is to have the possession of said premises and the use thereof after the 20th, day of April, 1909, and commit no waste and suffer none to be committed, and to keep all fences, buildings and improvements thereon in good condition as they now are, usual wear and tear and loss by fire and inevitable casualty only, excepted.

And a failure on the part of the said second party to faithfully keep and perform each and all of the above conditions required, or to make any of the payments at the time and in the manner above specified, shall render this contract void at the option of the said parties of