

following described real estate bounded as follows, beginning at a point one hundred thirty two feet south of the north east corner of the south east quarter of the south east quarter of section fourteen in township twenty one North of range twelve east in Tulsa County, and from said point extending south sixty six feet, thence running west five hundred ninety four feet, thence north sixty six feet, thence east five hundred ninety four feet to place of beginning.

The balance of said purchase price, that is \$325 is evidenced by six notes of fifty dollars each and one note for \$25, said notes being payable in two, four, six, eight, ten, twelve and fourteen months respectively from date and bearing interest at the rate of eight per cent per annum from date.

It is further agreed that a legal and proper deed conveying said above described real estate together with the notes above mentioned shall be deposited in escrow in the Bank of Commerce at Tulsa, Okla and that upon the completion of the payment of said notes that said deed shall be delivered to said C.W. Viers and shall continue to him conveyance of said premises.

As a part of this contract and for the consideration herein expressed said first party hereby assigns to said second party the insurance now on and covering said property <sup>first fire 350</sup> ~~and~~ <sup>Tulsa 350</sup> and same shall be held by first party as security for the unpaid balance due him and in the event of loss first party agrees to collect said insurance and after retaining the unpaid balance due him on this contract if any to pay over to second party the remainder.

witness our hands this 9th day of December, 1910.

Ben Phillips.

C.W. Viers.

State of Oklahoma, Tulsa, County Sq.

Before me W.L. Nixon, a notary public in and for said county and state on this 9th day of December 1910, personally appeared Ben Phillips, and C.W. Viers, to me known to be the identical person who executed the within and foregoing instrument and each acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein expressed. Witness my hand and notarial seal this 9th day of December, 1910.

(seal)

W.L. Nixon, Notary Public.

(No Commission given)

Filed for record at Tulsa, Okla Dec. 13, 1910 at 10:50 A.M.

H.C. Walkley, Register of deeds (seal)

COMPARED

*Tulsa*  
7-21-61

Warranty Deed (Corporation)

*Tulsa*  
12-17-56

KNOW ALL MEN BY THESE PRESENTS: That The Oklahoma Banking company a corporation organized under the laws of the state of Oklahoma, in consideration of the sum of One Hundred and no/100 dollars, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Ben Phillips the following described real property and premises situate in Tulsa County, state of Oklahoma, to-wit: Commencing at a point One hundred and thirty two (132) feet south of the north East corner of the south East Quarter of the South East quarter of Section Fourteen Township Twenty one Range twelve then running sixty-six feet south then Six hundred and Sixty feet west then Sixty six feet north then Six hundred Sixty six feet east to the place of beginning and containing one acre, more or less. together with all the improvements thereon and