

State of Oklahoma, Tulsa County SS.

Before me Fred D. Thompson a Notary public within and for said County and State on this 1st day of June 1910, personally appeared Percy Collins to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed, for the uses and purposes therein set forth.

Witness my hand and official seal the day and year above set forth.

(seal)

Fred D. Thompson, Notary Public

My commission expires July 11, 1913.

Filed for record at Tulsa, Okla June 1st, 1910 at 11:15 o'clock A.M

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

CONTRACT.

COMPARED

THIS AGREEMENT made and entered into, this 1st day of June, 1910, by and between Reuben L. Partridge of Tulsa County, Oklahoma, party of the first part and Clara E. Burrows, of Riverside, California, party of the second part, witnesseth:

That for and in consideration of the sum of Fifteen Hundred (\$1500) dollars, to be paid by the said second party to the said first party, in manner and form hereinafter provided, and of the further covenants and agreements herein contained, the said first party agrees to sell, transfer and convey, by good and sufficient warranty deed, to the said second party the following described tract of land, being in the county of Tulsa and State of Oklahoma, as follows, to-wit:

The north one half of the Southeast One-quarter of the northeast one-quarter of section Sixteen (16) Township Nineteen (19) Range Thirteen (13) and being twenty (20) acres

It is agreed that said first party shall furnish an abstract (to date of transfer) of title, to said property.

It is agreed that said second party shall deposit Fifty (\$50) dollars, together with this contract in the Bank of Commerce, in the City of Tulsa, to be paid by said Bank of Commerce, to said first party, on the 6th day of July 1910, in the event, the said second party neglects fails or refuses on or before July 5, 1910, to deposit in said Bank of Commerce, payable to the order of said first party, the balance of the purchase price of the said twenty acres of land, to-wit: Fourteen hundred and fifty (1450) Dollars, provided however, that said first party shall on or before the 5th day of July, 1910, make and execute a good and sufficient warranty deed to said land, to said second party, and deposit the same, together with an abstract of title in the Bank of Commerce showing said first party, to have full, legal and equitable right, to sell transfer and convey said land, to said second party, free and clear of all liens, claims and encumbrances.

It is agreed and understood that the Fifty (\$50) Dollars to be deposited by said second party with the Bank of Commerce, shall, in the event of the said second party's failure to perform each and every of the things to be performed by said second party, in this contract, be forfeited and become the property of the said first party, and the said Bank of Commerce is hereby authorized to pay to said first party, the Fifty (\$50) Dollars, herein referred to.