

## DEED RECORD

SAML DODSWORTH BOOK CO., LEAVENWORTH, KAN. No. 20075

## DEED—GENERAL WARRANTY

THIS INDENTURE, Made this 1st day of April, A. D. 1911, betweenS. E. Klum and Lotta H. Klum, his wife of the city of TulsaTulsa County, in the State of Oklahoma, of the first part, and Charles A. Luby  
of the city of Tulsa

of the second part:

WITNESSETH, The said part 1st of the first part, in consideration of the sum ofFour Thousand (\$4000.00)and        DOLLARS,the receipt of which is hereby acknowledged, do        by these presents grant, bargain, sell and convey unto the said part 2d of the second part,his heirs and assigns, all of the following-described real estate, situated in the County of Tulsaand State of Oklahoma, to-wit: Lot (13) Thirteen in Block Two (2) of the BlissAddition to the city Tulsa Oklahoma according to the recorded platthereof.

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, forever.

And said S. E. Klum for himself andfor his heirs, executors or administrators, do so hereby covenant, promise and agree to and with said part 2d of the second part,that at the delivery of these presents that he is lawfully seized in his own right of an absolute and indefeasible estate of inheritance, in fee simple, of, in and to all and singular the above-granted and described premises, with the appurtenances; that the same are free, clear, discharged and unincumbered of and from all former grants, titles, charges, judgments, taxes, assessments and incumbrances,of what nature and kind soever; except a mortgage of \$1600.00 dated Jan'y. 20-1909 which granteeassumes and agrees to pay as part consideration; also all special taxes or assessmentsdue in 1911 and thereafter and that he will warrant and forever defend the title to the same unto said part 2d of the second part his heirs andassigns, against said part 1st of the first part his heirs and all and every person whomsoever, lawfully claiming or to claim the same.IN WITNESS WHEREOF, The said part 1st of the first part have hereunto set their hand and the day and year above written.Sign here Lotta H. KlumS. E. Klum

## STATE OF OKLAHOMA, TULSA COUNTY, ss.

Before me, Percy Collins, a Notary Public, in and for the said County and State,on this 3 day of April, 1911, personally appearedand S. E. Klum to me known to be the identical persons who executed thewithin 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 12-19-1911 Seal Percy Collins Notary Public.This instrument was filed for record on the 4 day of April, A. D. 1911, at 3:10 o'clock P. M.Fee, \$        Seal H. C. Weekly Register of Deeds.By        Deputy.