

P. D. M.
F. L.
C. L.
C. D.
C. I.

Know all Men by these Presents, THAT I, J. F. Janisch
and a single man, of Indian Territory, for and in consideration of the sum of
Three Hundred and no/100 (\$300.00) DOLLARS,
to me in hand paid by J. A. Friend, of Indian Territory,
the receipt whereof is hereby acknowledged, have granted, bargained and sold, and do hereby Grant, Bargain, Sell and Convey unto the said J. A. Friend
and unto his heirs and assigns, the following described real estate situated in
Friend Addition to the City of Tulsa, to wit: all
of Lot (17) Seven in Block 21 Two. Together with all
improvements thereon according to the recorded plat of
the Friend Addition to the City of Tulsa, Indian
Territory

TO HAVE AND TO HOLD THE SAME unto the said J. A. Friend and unto his heirs
and assigns forever, with all the privileges and appurtenances thereto belonging.

And we, the said J. F. Janisch a single man, for
and his heirs, executors, administrators and assigns, covenant with the said J. A. Friend
his heirs and assigns, that I am lawfully seized in fee of the aforesaid premises; that they are free from all incumbrances; that cl have good
right to sell and convey the same to the said J. A. Friend as aforesaid; and that cl
will and my heirs, executors, and administrators shall forever warrant and defend the title to said real estate against all lawful claims and demands whatever.

And I, the said J. F. Janisch wife of the said J. F. Janisch
for and in consideration of the said sum of money, do hereby release and quit-claim, transfer and relinquish unto the said J. A. Friend
and his heirs and assigns, all my right or possibility of dower in or to said lands.

The foregoing conveyance is on conditions: That, whereas, the said J. F. Janisch
is justly indebted to the said J. A. Friend in the sum of
Three Hundred (\$300.00) DOLLARS, for borrowed money, evidenced by
one certain note due in six (6) months from date
8th day of May

Now, if the said J. F. Janisch shall pay or cause said note to be paid,
with interest, according to the tenor and effect thereof, then this instrument to be null and void; otherwise to remain in full force and effect.

And it is hereby further stipulated that during the continuance of this instrument in force, the said J. F. Janisch
shall at all times keep all taxes fully paid, as required by law, and shall keep the buildings on said premises insured against loss or damage by fire and tornado in the sum of not less
than \$ 1000; loss, if any, payable to the said J. A. Friend as his interest may appear.

And it is further hereby agreed, that in case the said J. F. Janisch shall make default in
payment of taxes or of keeping said building insured as aforesaid, then the said J. A. Friend
or his legal representative, may pay such taxes, and effect such insurance, and the amount necessarily expended therefor, with interest at 8 per cent. per annum
from the date of such expenditure until repaid shall be considered a sum, the repayment of which is intended to be hereby secured. And we hereby waive all rights of appraisalment
or redemption to which we are entitled under the Acts of the Legislature, approved March 17, 1879, and March 17, 1883, respectively.

And if default be made in payment of the sums hereby secured at maturity, or when the same or either of them becomes due and payable, then the said grantee, or
assign, agent or attorney, shall have power to sell said property at public sale, to the highest bidder, for cash, in Indian Territory, or
Tulsa Indian Territory; public notice of the time and place of said sale having first been given 30 days, by advertising
in some newspaper published in said City of Tulsa or by printed or written handbills posted up in 3
public places in said city; at which sale the said grantee or assignee may bid and purchase as any third person might do; and we hereby authorize the said grantee or assignee to
convey said property to any one purchasing at the said sale, and the recitals of his deed of conveyance shall be taken as prima facie true, and the proceeds of said sale shall be
applied, first, to the payment of all costs and expenses attending said sale; second, to the payment of said debt and interest; and the remainder, if any, shall be paid to said grantors.

Witness our hands on this 9th day of May A. D. 1907

J. F. Janisch Seal
J. F. Janisch Seal

ACKNOWLEDGMENT

UNITED STATES OF AMERICA,

Western District, ss.

On this 9th day of May A. D. 1907, beforeI, J. F. Holt, a Notary Public within and for the above Districtduly commissioned and acting, appeared in person J. F. Janisch

to me personally well known as the person whose name appears upon the within and foregoing deed of conveyance as the grantor, and stated to me that he

had executed the same for the consideration and purposes therein mentioned and set forth as his free voluntary act and deed, and I do hereby so certify.

And I further certify that on the same day voluntarily appeared before me

the grantor herein, to me well and personally known as the person who

joined the said J. F. Janisch in making this conveyance, and in the absence of her said husband stated

and declared to me that she had of her own free will joined in the execution of the same, and had signed and sealed the relinquishment of dower and homestead therein expressed

for the purpose and consideration therein contained and set forth, without compulsion or undue influence of her said husband.

In Testimony Whereof, I have hereunto set my hand and seal of office as such Notary Public at the town of Tulsa Indian Territorythe day and year last above written. Oct 7 A. D. 1907 J. F. Holt Notary Public.Filed for record May 9 1907, at 5:05 o'clock P. M. O. H. B. L. H. Deputy Clerk and Ex-Officio Recorder.