

224752 C.J.

## ORDER CONFIRMING SALE OF REAL ESTATE.

STATE OF OKLAHOMA,

} COMPARED

TULSA COUNTY

IN THE COUNTY COURT.

IN THE MATTER OF THE Estate of John James Hixon Deceased

NOW, on this 17th day of March 1923, there coming on for hearing the return of sale made by Gerald F. O'Brien as the administrator of the estate of John James Hixon and said Gerald F. O'Brien appearing in person and by his attorneys Hagan and Gavin and the court having examined said return, and having heard and considered the evidence of witnesses offered in support of said return ---- and being fully advised in the premises, finds:

That in pursuance of said order of sale, said Gerald F. O'Brien on the 26th day of February 1923, sold the portion of the real estate of said estate described as follows to-wit: Lots Two (2) and Three (3), Block Three (3), East Highland Addition to the City of Tulsa, Oklahoma, according to the recorded plat thereof at private sale to Charles Roe Keilty upon the following terms, to-wit:

Fifteen Hundred and Thirty and No/100 (\$1,530.00) Dollars payable in cash upon confirmation of sale.

That said sale was made after due notice as prescribed by said order of sale; that said purchaser was the highest bidder therefor, and said sum the highest and best sum bid; that said sale was legally made and fairly conducted; that said sum is not disproportionate to the value of the property sold, and that a sum exceeding such bid at least ten (10) per cent exclusive of the expense of a new sale cannot be obtained, and that the said administrator in all things proceeded and conducted and managed such sale as required by the statutes in such case made and provided, and as by said order of sale required and directed.

It is therefore ordered, adjudged and decreed by the Court, that the said sale be, and the same is hereby confirmed and approved and declared valid, and the said Gerald F. O'Brien, Administrator as aforesaid is directed to execute to said purchaser proper and legal conveyance of said real estate.

(Scroll Seal) John P. Boyd,  
County Judge

I, Hal Turner, Court Clerk, for Tulsa County, Oklahoma, hereby certify that the foregoing is a true, correct and full copy of the instrument herewith set out as appears of record in the County Court of Tulsa County, Oklahoma, this 17th day of March 1923 By Florence Hanks, Deputy (SEAL) HAL TURNER, Court Clerk  
Filed for record in Tulsa County, Tulsa Oklahoma, Mar. 17, 1923 at 10:00 o'clock A.M.  
in Book 442, page 460

By Brady Brown, Deputy (SEAL) O. G. Weaver, County Clerk

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## OIL AND GAS LEASE

COMPARED

AGREEMENT, Made and entered into the 23rd day of February, 1923, by and between Claude W. Bailey and Grace A. Bailey Husband and wife of Tulsa Okla. hereinafter called lessor (whether one or more), and The Texas Company, a corporation of Texas, hereinafter called lessee:

WITNESSETH: That the said lessor, for and in consideration of One Dollar and other valuable consideration Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and of the covenants and agreements hereinafter contained on part of lessee to be paid, kept and performed, has granted, demised, leased and let and by these presents does grant, demise, lease and let unto the said lessee for the sole and only purpose of mining and operating for oil and gas and of laying of pipe lines, and of building tanks, powers, stations and structures thereon to produce, save and take care of said products, all