

The Court further finds that in pursuance of an Order of Sale made and entered herein on the 18th day of December, 1923, the said Frank McClain, Guardian of the said John McClain, a Minor, sold on the 11th, day of January, 1924, the real estate of the said John McClain, a Minor, described as follows;

The North Half of the Southeast Quarter of Section Seven (7), Township Nineteen (19), North, Range Ten (10) East;

at private sale to R.J. Koch upon the following terms, to-wit;

For the sum of \$740.00 cash in hand upon the approval of said sale by the County Court of McIntosh County, Oklahoma, and upon delivery of deed by Guardian.

The Court further finds that the Guardian herein on the 18th day of December, 1923, filed in this court his petition for authority to sell the above described real estate, which said petition was in due form setting forth the entire estate of said ward and the condition thereof; and showing sufficient reasons for the sale of said premises and showing the necessity and expediency of the sale of said premises.

Which said petition was by the Court set for hearing on the 18th, day of December, 1923; and it having been shown to the Court that the next of kin and all persons interested in the estate of said ward had appeared in open court and waived notice of the hearing of said petition and asked that no further notice be given and that an Order of Court and Decree of Sale be made at once; and which said waiver was signed by Frank McClain, the father, and Georgie McClain, the Mother, of the said John McClain, a Minor, and filed herein on the 18th day of December, 1923; thereupon the Court made an Order setting said cause for hearing instant, and did then and there enter an order of sale authorizing the Guardian to sell at private sale to the highest and best bidder the above described premises, no further notice being by the Court deemed necessary under the statutes in such cases made and provided.

The Court further finds that the notice of said sale was first duly given by posting Notices thereof in three of the most public places in Tulsa County, Oklahoma, the County in which said land is situated, on the 20th day of December, 1923, as shown by the affidavit of R.L. Beers filed herein.

And Notice was further given by publishing Notice of said Sale for three consecutive weeks, on Thursday of each week, in the Tulsa Daily Legal News, a daily newspaper printed and published in Tulsa, Tulsa County, Oklahoma; the first Notice being in the issue thereof dated December 20, 1923, and the last notice thereof being in the issue dated January 3rd, 1924, which said proofs are shown by the affidavit of Jennie C. Rosen, editor and publisher, filed herein, January 15, 1924.

Now on this the 29th day of January, 1924, same being the day set for the hearing of said Return of Sale of Real Estate by Guardian and for confirmation of said Sale, and at the hearing upon said Return there appearing other and further bidders who raised the bid upon said land more than ten per cent above \$740.00 dollars, the original bid, and the Court having heard a number of bids thereon finally received the bid of \$1040.00, Dollars, for said premises from R.J. Koch, in open Court, and after having offered said premises to any one who might raise said bid, there appeared to be no other or further bidders, who desired to raise the bid, and it appearing to the Court that the said R.J. Koch, bid the sum of \$1040.00, Dollars, for said premises, and said sum being more than ninety per cent of the appraised value of said premises, as shown by the Appraisal before Sale filed herein, the Court doth decree said above described premises sold to the said R.J. Koch for the sum of \$1040.00 dollars, cash in hand upon deliver of deed by Guardian, he being the highest and best bidder, and all other persons appearing refused to offer any higher bid therefor.