

Now, on this the 29th day of March, A.D., 1923, there coming on for hearing the return of sale made by Claudia L. Ferguson, as the guardian of the person and estate of Nellie Bertram Ferguson, a minor; said guardian appearing in person and by her attorney W. D. Abbott; it appearing that due notice of this hearing has been given by posting notices in three (3) public places in this county, more than ten (10) days prior to this date.

And the court having examined the said return and having heard and considered the evidence of witnesses offered in support of said return, and no person or persons appearing to object to the confirmation of the said sale, and no person or persons having filed objection thereto, and the court being fully advised in the premises, finds:

That in pursuance of said order of sale, the said Claudia L. Ferguson, guardian, did, on the 15th day of February, A.D., 1923, at ten o'clock A.M. sell at private sale, pursuant to the former order of this court, all the right, title and interest of the said minor, the same being an undivided one-half interest in and to the following described real estate, situate in the city of Tulsa, Tulsa county, Oklahoma, to-wit:

An undivided one-half interest in and to Lots Fifteen (15) and Sixteen (16), in Block Fourteen (14), in Park Hill Addition to the city of Tulsa, according to the amended plat thereof.

to D. Tinney, of Tulsa, Oklahoma, for the sum of Eleven Hundred twenty-five dollars (\$1125.00) in cash, payable upon confirmation of the sale and delivery of guardian's deed.

The court further finds that said sale was made after due notice as prescribed by said order of sale; that the said purchaser was the highest bidder therefor, and the 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 by at least ten (10) per cent, exclusive of the expense of a new sale cannot be obtained, and that the said guardian has, in all things, proceeded, conducted and managed such sale as required by the statute in such cases made and provided, and as by said order of sale required and directed.

WHEREFORE, it is by the court ORDERED, ADJUDGED AND DECREED, that the said sale be and the same is hereby confirmed approved and declared valid, and the said Claudia L. Ferguson, guardian, is directed to execute to the said purchaser proper and legal conveyance of the said real estate.

(SEAL) John P. Boyd- Judge of the County Court
Tulsa County, Oklahoma.

INDORSEMENTS:

PROBATE NO. 2812
In the Matter of the Estate of Nellie Bertram Ferguson, a Minor
In the County Court of Tulsa County, Oklahoma.

ORDER CONFIRMING SALE OF REAL ESTATE
COUNTY COURT, State of Oklahoma, County of Tulsa

F I L E D MAR 29, 1923 HAL TURNER, COURT CLERK

I, Hal Turner, Court Clerk for Tulsa County, Oklahoma, hereby certify that the foregoing is a true, correct and true copy of the instrument herewith set out as appears of record in the County Court of Tulsa County, Oklahoma, this 27th day of June 1923.

By Florence Hanks- Deputy (SEAL) Hal Turner- Court Clerk.

Filed for record at Tulsa, Tulsa County, Oklahoma. June 29, 1923 at 4:00 o'clock P.M. and
Recorded in Book 457 Page 533

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

234606-ACM

REAL ESTATE MORTGAGE

COMPARED