

to the highest and best bidder for one-third (1/3) cash and the balance in deferred payment not to extend beyond two years and to be secured by mortgage on said property, subject to the approval and confirmation of this court, the following described real estate, located in the County of Tulsa, State of Oklahoma, to-wit:

All of the interest of said minors in and to lots two (2) and three (3) in Block eight (8) in the original town of Sand Springs, according to the recorded plat thereof,

COMPARED

That at the time and place aforesaid, Robert W. Gibbs of Sand Springs, Tulsa County, State of Oklahoma being the highest and best bidder therefor, became the purchaser of said property and real estate for the sum of eight hundred (\$800.00) dollars, subject to the approval and confirmation of this court, as aforesaid, that said sale was legally made and fairly conducted in all respects, as required by law, and the sum for which said property was sold is not disproportionate to the value of said property, and is more than the appraised value thereof, and that a sum exceeding said amount cannot be obtained upon a re-sale thereof.

That the said S. P. Maxwell, as the guardian of the person and estate of said wards, has in all things and respects proceeded, conducted and managed said sale as required by law and the orders of this court; that full proof of the giving of all notices has been duly made, as required by law; that due and proper notice of the hearing on said return of sale was duly made and given, as required by law, and no exceptions or objections have been filed herein to the approval and confirmation of said sale, and the court being fully advised in the premises, and having duly considered the same, finds that said sale ought to be confirmed and approved, and said guardian ordered and directed to make to said purchaser a good and sufficient Guardian's Deed of conveyance to said property.

It is therefore, ordered, adjudged and decreed by the court that said sale be, and the same is, hereby in all respects approved, confirmed and declared legal and valid, and the said S. P. Maxwell, as the guardian of the person and estate of said wards, is hereby ordered and directed to make, execute and deliver to said purchaser, Robert W. Gibbs, upon the payment to him of one third (1/3) of the purchase price in cash, and the execution and delivery by said purchaser of his bond secured by mortgage on said real estate for the balance of said purchase price, a good and sufficient guardian's deed, legally and properly conveying all of the interest of said wards in and to the real estate hereinbefore described in due form as required by law.

(SEAL) Chas. Verne, County Judge.

State of Oklahoma)
County of Pawnee) SS
I, W. C. Bridwell, Court Clerk of the county Court of Cleveland Division, do hereby certify that the above and foregoing order confirming sale of real estate is a full, true and complete copy of the original order now on file in the records of my office.

Witness my hand and seal on this the 31st day of December, 1920.

(Seal)
(SEAL) W. A. Bridwell, Court Clerk.

Filed for record Tulsa County, Okla. on Aug. 27, 1923, at 4:30 P.M. and duly recorded in book 467, page 398, By Brady Brown, Deputy.

(SEAL) O.G. Weaver, County Clerk.

238881 - BH

GUARDIAN'S DEED.

COMPARED

This indenture, made this the 31st day of December, 1920, by and between