

hereinafter described to E. E. Clulow, party of the second part, for the sum of Seven Hundred Sixty Dollars (\$760.00), cash in hand paid upon the confirmation of said sale by the County Court of Tulsa County, Oklahoma, the said E. E. Clulow being the highest and best bidder therefor, and said sum being in excess of ninety per cent of the appraised value of said hereinafter described premises, and

COMPARED

WHEREAS, the said party of the first part, made due return of his proceeds of sale under said order to the County Court, and said County Court, did on the 6th day of October, 1923, by an order duly entered therein, set said return of sale for hearing on the 27th day of October, 1923, at 9:00 A.M. of said day, and also directed the said party of the first part to give notice of said hearing, as provided by law and said order of this court on October 6th, 1923; and

WHEREAS, the said party of the first part did on the 27th day of October, 1923 present to the County Court for confirmation, the return of sale and the proceedings had therein, and on said day said County Court, after duly examining said return and finding same to be correct in every respect, did approve and confirm the same, and on said day ordered the said Lewis Knaell, as such guardian, to execute and deliver a deed of said real estate to said party of the second part, on his complying with the terms of said sale; and

WHEREAS, said party of the second part has in all things complied with the terms of said sale on his party to be performed; and

WHEREAS, said confirmatory order of sale was recorded in the office of the County Clerk, an ex-officio register of deeds for Tulsa County, Oklahoma, according to law, on the 30th day of October, 1923, in book 474 at page 473 of said records.

NOW, THEREFORE, THIS INDENTURE WITNESSETH: That said party of the first part in consideration of the premises and the sum of Seven Hundred Sixty Dollars (\$760.00), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the party of the second part, his heirs and assigns, forever, the following described premises, to-wit:

The South One-half ( $\frac{1}{2}$ ) of Lot Twenty-four (24), and all of Lot Twenty-five (25) in Block Four (4), Eastland Addition to the city of Tulsa, Oklahoma, according to the recorded plat thereof

together with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and all the right, title, interest, claim and demand whatsoever at law or in equity, of the said minor, Thomas F. Knaell, in and to said premises.

TO HAVE AND TO HOLD the same unto said party of the second part, his heirs and assigns forever, as fully and effectually to all intents and purposes in law, as he, the said party of the first part, might, could or ought to sell the same by virtue of the said decretal order of said County Court above referred to.

IN TESTIMONY WHEREOF, the said party of the first part, as such guardian, has hereunto set his hand the day and year first above written.

Lewis Knaell,

Guardian of Thomas F. Knaell, a minor;

STATE OF OKLAHOMA, }  
County of Tulsa. } ss.

Before me, Iva Latta, a Notary Public in and for said County and State, on this 29th day of October, 1923, personally appeared Lewis Knaell, guardian of Thomas, F. Knaell, a minor, to me known to be the identical person whose name is subscribed to the foregoing instrument, and as such guardian, acknowledged to me that he executed the foregoing instrument as his free and voluntary act and deed for the uses and purposes therein set forth.