

Susie M. Brannon, their heirs and assigns forever; and I do hereby bind myself my heirs, successors and assigns, and legal representatives, to warrant and forever defend, all and singular, the said premises unto the said F. T. Brannon and Susie M. Brannon, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

Witness my hand at Tulsa, Oklahoma, this 10th day of Septebber A. D. 1924.

John J. Harden

THE STATE OF OKLAHOMA,)
County of Tulsa.)

Before me, the undersigned authority, a Notary Public in and for Tulsa County, Oklahoma, on this day personally appeared John J. Harden known to me to be the identical person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed, for the purposes and considerations therein expressed.

Given under my hand and seal of office this 10th day of September A.D. 1924.

(Seal)

Nettie A. Cline, Notary Public,

My commission expires September 19th, 1925.

Tulsa County, Oklahoma.

Filed for record in Tulsa, Tulsa County, Oklahoma, January 14, 1925, at 9:30 o'clock A.M. and recorded in Book 490, Page 522.

By Brady Brown, Deputy. (Seal)

O. G. Weaver, County Clerk.

276288 C.M.J.

ORDER CONFIRMING SALE OF REAL ESTATE.

STATE OF OKLAHOMA,)
Tulsa County.) IN THE COUNTY COURT.

In the matter of the Guardianship of Ralph Edward and James Keim.

NOW, on this 5th day of January, 1925, there coming on for hearing the return of sale made by Mrs. Sadie Keim, as the guardian of the estate of Ralph Edward and James Keim and said Mrs. Sadie Keim appearing and there being no one appearing to contest the confirmation of sale herein filed by said guardian, Mrs. Sadie Keim and the Court having examined said return and having heard and considered the evidence of witnesses offered in support of said return finds that the appraised value of said one-half interest is \$2250.00. That the property is subject to a mortgage of \$1500.00 and being fully advised in the premises, finds:

That in pursuance of said order of sale, said Mrs. Sadie Keim guardian on the 20th day of December 1924, sold the portion of the real estate of said estate described as follows, to-wit: An undivided one-half interest in a 5 room dwelling house and parcel of land situated at 328 S. Xanthus St., Tulsa Oklahoma, described as follows: Lot No. 7, Block 16 of Wells Addition to the city of Tulsa, Oklahoma, at private sale to J. C. Walsh upon the following terms, to-wit:

For the sum of \$1500.00 payable as follows: Cash in hand.

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 Mrs. Sadie Keim, guardian in all things proceeded and conducted and managed such sale as required by the statute 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 Mrs. Sadie Keim guardian is directed to execute to said purchaser proper and legal conveyance of said