

real estate.

(Seal)

W. L. Coffey, County Judge pro-tem

I, Hal Turner, Court Clerk, for Tulsa County, Oklahoma, hereby certify that the foregoing is a true, correct and full copy of the Instrument herewith set out as appears of record in the County Court of Tulsa County, Oklahoma, this 13th day of January, 1925.

By E. A. Watterfield, Deputy.

(Seal)

Hal Turner, Court Clerk.

Filed County Court Jan. 5, 1925. Hal Turner, Court Clerk.

Filed for record in Tulsa County, Oklahoma, January 14, 1925, at 10:10 o'clock A.M. and recorded in Book 490, Page 523.

By Brady Brown, Deputy.

(Seal)

O. C. Weaver, County Clerk.

276289 C.M.J.

GUARDIAN'S DEED.

INTERNAL REVENUE

\$ 1.50

Cancelled

THIS INDENTURE, Made this 13th day of January 1925, at the city of Tulsa, County of Tulsa, State of Oklahoma, by and between Mrs. Sadie Keim the duly appointed, qualified and acting guardian of Ralph, Edward and James Keim, party of the first part, and J. C. Walsh, the party of the second part.

WITNESSETH, That Whereas, on the 3rd day of December, 1924, the County Court within and for the County of Tulsa, State of Oklahoma, made an Order of Sale, authorized the said party of the first part to sell certain real estate of the said Ralph Edward and James Keim situated in the County of Tulsa, State of Oklahoma, described in said order of sale, ^{either} in one parcel or in sub-divisions, as party of first part should judge most beneficial to said estate, which said order of sale, now on file and of record in said County Court, is hereby referred to and made a part of this indenture.

AND WHEREAS, Under and by virtue of said Order of Sale and pursuant to notices given thereof as required by law and by order of said Court, said party of the first part, on the 20th day of December A.D. nineteen hundred and twenty-four, at hour of 10 o'clock A.M. sold the hereinafter described real estate specified and described in said Order of Sale, subject to confirmation by said Court, for the sum of Fifteen Hundred (\$1500.00) Dollars, to him, being the highest and best bidder, and that being the highest and best sum bid.

AND WHEREAS, The said County Court, upon the due and legal return of the proceedings under the said Order of Sale, made by the said party of the first part on the 26th day of December A.D. 1924, did on the fifth day of January, A.D. 1925, make an order confirming said sale, and directing conveyances to be executed to the said party of the second part, a certified copy of which order of confirmation was recorded in the office of the Register of Deeds of said Tulsa County, within which the said land sold is situated, on the - - day of - - A.D. 19-- in Book - - - on page - - - and which said order of confirmation, now on file and of record in said County Court, and which said record thereof, in said Register of Deeds' office, are hereby referred to and made a part of this indenture.

NOW THEREFORE, The said Mrs. Sadie Keim as the Guardian of the said Ralph, Edward and James Keim as aforesaid, the party of the first part, pursuant to the order last aforesaid of the said County Court, and for and in consideration of the sum of Fifteen Hundred (\$1500.) Dollars to - - - in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns forever, all the right, title, interest and estate of the said minors, Ralph Edward and James Keim in and to all the certain lot, piece or parcel of land, situated, lying and being in said County of Tulsa, State of Oklahoma, and bounded and particularly described as follows, to-wit:

Lot number seven (7), Block Sixteen (16) of Wells Addition to the city of Tulsa, Oklahoma.

490

COMPALED BY

666 and 629