

286426 C.M.J.

## IN THE COUNTY COURT OF TULSA COUNTY, OKLAHOMA.

IN THE MATTER OF THE ESTATE OF AGNES  
 FUNK nee HILDEBRAND, an Incompetent,  
 W. F. Just Guardian.

No. 4085.

## ORDER CONFIRMING SALE OF REAL ESTATE.

Now on this the 19th day of March, 1925, comes on to be heard in its regular order the return of sale of real estate made by W. F. Just, Guardian of the estate of Agnes Funk nee Hildebrand, an Incompetent, and the said W. F. Just appearing in person and by his attorney, Robert W. Terrill, and no written objections or exceptions to said report of sale having been filed and no person or persons appearing to object or except to said report being confirmed and the court after having examined said report and having heard and considered the evidence offered in behalf of said report and being fully advised in the premises finds; that in pursuance of an order of sale made and entered of record by this court on the 11th day of February, 1925, the said W. F. Just, as Guardian, of the estate of Agnes Funk nee Hildebrand, an Incompetent, caused public notice to be given of the time and the place of holding said sale to be posted in three of the most public places in Tulsa County, Oklahoma, and by personal service on the next of kin and all persons interested in said estate residing in said County and by publishing said notice of sale in the Tulsa Daily Legal News, a newspaper published in and of general circulation in Tulsa County, Oklahoma, for two weeks successively, next before said sale in which notice the lands were described with common certainty as required by law.

At the time and place of holding said sale so specified in said notice, to-wit: on the 5th day of March, 1925, the said W. F. Just did offer for sale and sell at private sale to the highest bidder for cash subject to any and all mortgages or other encumbrances of whatsoever kind or character against said real estate, and subject to confirmation by this Court, the real estate described in said order of sale and in said notice of sale and at said sale C. C. Brown become the purchaser of the real estate belonging to said Incompetent which is described as follows to-wit:

The West Half of the South East Quarter of Section 13, Township 22, North, Range 13 East, in Tulsa County, Oklahoma, containing eighty acres more or less for the price and sum of \$100.00 he being the highest and best bidder for said real estate and said sum being the highest and best sum bid therefor and being more than ninety per cent of the appraise value of said real estate.

That said sale was legally made and fairly conducted and that the sum bid for said real estate was not disproportionate to the value of said property so sold, and that a sum exceeding such bid at least ten per cent exclusive of the expense of a new sale cannot be obtained, and that the said W. F. Just in all things proceeded, conducted and managed said sale in accordance with the statutes in such case made and provided and by said order of sale ordered and directed.

It is therefore, considered, ordered, adjudged and decreed by the Court that said sale be and the same is hereby approved, confirmed, and declared valid and the said W. F. Just is hereby ordered and directed to make, execute and deliver to C. C. Brown the purchaser of said real estate a proper deed of legal conveyance of said real estate upon the payment to said Guardian the sum of \$100.00, Attorney's fee and all Court cost laid out and expended in this proceeding.

(Seal)

John P. Boyd, County Judge.

I, Hal Turner, Court Clerk, for Tulsa County, Oklahoma, hereby certify that the foregoing

COMPARED BY  
M. N. and P. S.

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