

mortgage thereon in favor of Tulsa Building & Loan Association, of record, the amount of which mortgage lien so superior to the judgement of said plaintiff not being by the court determined; and,

Whereas, there was afterwards, and on the 7th day of October, 1924, issued an execution and order of sale by the court clerk of Tulsa County, Oklahoma, upon and in pursuance of said judgement directed to the sheriff of Tulsa County, commanding him to cause the said lands and tenements of the said defendants described in said judgement, as aforesaid, to be sold according to law, without appraisal, appraisal of said property having been expressly waived by the terms of said mortgage, and the period of more than six (6) months having elapsed between the date of said judgement and the date of the issuance of said order of sale, and commanding said sheriff to make return of sale with his certificate thereon, showing the manner in which he had executed the same, within 60 days from its date; and

Whereas, said order of sale was duly delivered and received by said Sheriff on the date of its execution, and said sheriff, by virtue thereof, thereupon advertised said property for sale by giving due and legal notice of the time and place of sale, and the property to be sold, by advertising the same in Tulsa Daily Legal News, a newspaper of general circulation printed and published in said Tulsa County, Oklahoma, once a week for more than thirty (30) days prior to the day of sale, the first publication being had on October 10, 1924, and the sale day being fixed therein as November, 10, 1924; and,

Whereas, on November 10, 1924, pursuant to said notice of sale, said sheriff did offer the said property for sale at public auction at the west front door of the court house in the City of Tulsa, Tulsa County, Oklahoma, at the hour of two o'clock, P.M. at which sale the said property was sold and struck off to said W. A. Robbins and Edna Robbins, parties of the second part thereto, for the sum of \$1387.49, being the total amount of the judgement of the plaintiff, including the principal, interest, attorney's fees, court costs and costs of sale; the said W. A. Robbins and Edna Robbins, being the highest bidders and said sum being the highest sum bid; said sale being made subject to the prior lien of Tulsa Building and Loan Association so aforesaid; and,

Whereas, the said sheriff having made return of said execution and order of sale into said court, on the 14th day of November 1924, with his proceedings thereunder duly certified and endorsed thereon, and the court having on the 15th day of November, 1924, sustained the motion of the plaintiff to confirm said sale, and confirmed said sale, after having previously examined said proceedings and being satisfied that the said sale had in all respects been made in conformity with the provisions of law; and the court having further and on November 15, 1924, directed the said sheriff to make and execute to said purchasers, W.A. Robbins and Edna Robbins, parties of the second part, a good and sufficient deed to said premises so sold.

Now, therefore, the undersigned, R. D. Sanford, sheriff of Tulsa County, Oklahoma, aforesaid, party of the first part, by virtue of said return and order and in pursuance of the statute in such cases made and provided, for and in consideration of the said sum of \$1387.49, to him in hand paid by W.A. Robbins and Edna Robbins, parties of the second part, the receipt of which is hereby acknowledged, hath granted, bargained, sold, conveyed and confirmed, and by these presents doth grant, bargain, sell, convey and confirm unto the said parties of the second part, their heirs and assigns, all the estate, right, title and interest which the said judgement debtors, A. Steinberger, Ida E. Steinberger, W. A. Robbins and Edna Robbins, had on the dates of said judgement aforesaid, and at any and all times between said dates, or at any time thereafter or now has of, in and to the said premises, to-wit: