

belonging to said ward, and afterwards, to wit: On the 19th, day of January, 1909 the said C. C. Roberts having made to this Court and filed in the office thereof, a return of his proceedings under the said order of sale, and duly returned to this court an account of sales verified by his affidavit, and having said lands appraised according to the law and a return of said appraisement having been filed in this Court and the Court having examined said appraisement as returned into court.

And this Court having examined the said return and account of sales, and being fully advised in the premises and it appearing to the satisfaction of the court :

That in pursuance of said order of sale, said C. C. Roberts, caused notice of the time on or after the sale would be made, and place of holding said sale and the time and place and the manner of filing bids and the place which they would be received to be posted up in three of the most public places in Tulsa County, the county in which the said land is situated, and to be published in the Tulsa Democrat, a newspaper printed and published in said Tulsa County and of bona fide circulation therein for more than one year last past, and that said notice was posted up and published as aforesaid for more than fifteen days next preceeding said day on or after the said sale was to be made and in which said notice the lands and tenements were described with common certainty.

That on the day specified in said notice on or after which the sale was to be made, to wit: On the 19th, day of January, 1909, he sold at private sale, to the highest and best bidder for cash and subject to the confirmation of the County Court the whole of the real estate described in said order of sale and in said notices, to wit:

North-west Quarter of South-west Quarter, and South Half of South-west Quarter of South-west Quarter, and South-west Quarter of South-west Quarter of South-west Quarter of Section Eight (8), Township Twenty (20) North, <sup>and</sup> Range Fourteen (14) East, and containing Seventy acres, more or less, as the case may be, according to the United States survey thereof and situated in Tulsa County, Oklahoma.

That at such sale P. W. Burden became the purchaser of said real estate for the sum of Seven Hundred Dollars, he being the highest and best bidder, and the said sum being the highest and best sum bid.

The said sale was legally made and fairly conducted; that the sum bid was not disproportionate to the value of the property sold and that a sum exceeding such bid, at least ten per cent, exclusive of the expense of a new sale can not be had.

And <sup>that</sup> the said C. C. Roberts in all things proceeded and conducted and managed such sale as by the statute in such cases made and provided, and by said order of sale is directed and required: that notice for hearing <sup>of</sup> said sale of said real estate was posted up in Craig County, Oklahoma, in three of the most public places thereof, and posted up in said Tulsa County, Oklahoma, in three of the most public places thereof at least ten days next before the day set for the hearing of the return on account of sales made by the said C. C. Roberts, and there having been no objections made to the confirmation of said sale.

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED BY THE COURT, That the said appraisement of said lands be and the same is hereby in all things approved; that the said sale of the said real estate by the said C. C. Roberts, guardian, to the said P. W. Burden be and the same is hereby approved, confirmed and declared valid.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the said C. C. Roberts, guardian of the person and estate of Jeffie Cordrey, a minor, make, execute and deliver to the said P. W. Burden a proper and legal conveyance of said real estate.

Done in open court this the 1st, day of February, 1909

Theo. D. B. Frear, County Judge.