

COMPARED

Tulsa
652*

GUARDIAN'S DEED.

THIS INDENTURE, Made the 11th, day of February Anno Domini Nineteen Hundred and Nine, at Tulsa County, State of Oklahoma, by and between John Bruner, the duly appointed, qualified and acting guardian of Benjamin Bruner, Maybell Bruner, Minnie Bruner and Arch Bruner, minors, the party of the first part, and D. D. Walmsley, the party of the second part,

WITNESSETH: THAT WHEREAS, on the 14th, day of August, Nineteen Hundred and Eight, the County Court within and for the County of Tulsa, State of Oklahoma, made an order of sale, authorizing the said party of the first part to sell certain real estate of the said minors, situated in the county of Tulsa, State of Oklahoma, and specified and particularly described in said order of sale, to wit):

South East $\frac{1}{4}$ of Section 22, Township 17 North, Range 13 East, subject to life estate of Pamela Bruner.

AND WHEREAS, under and by virtue of said order of sale, and pursuant to legal notices given thereof, the said party of the first part on the 28, day of September, A. D., Nineteen Hundred and Eight, at County Court Room in the City of Tulsa, in said County, between the hours of nine o'clock in the morning and the setting of the sun on the same day, to-wit: At One O'clock P. M. offered for sale said premises, at ^{private} Probate sale to highest bidder for cash and subject to confirmation by said County Court, the said real estate, situated in the said County, and specified and described in said order of sale as aforesaid, and at such sale the said party of the second part became the purchaser of the said real estate hereafter particularly described, for the sum of Eight Hundred Dollars, he being the highest and best bidder and that being the highest and best sum bid.

AND WHEREAS, upon the due and legal return of said Guardian, of his proceedings under ^{the} said order of sale, made by the said party of the second part on the 28 day of September Nineteen Hundred and Eight, after making the said sale the said County Court did on the 5th, day of February Nineteen Hundred and Nine make an order confirming said sale, and directing conveyance to be executed to the said party of the second part; a certified copy of which order of confirmation was ^{recorded} filed in the office of the Register of Deeds of said Tulsa County, within which the land sold is situated, on the 5th; day of February, A. D. Nineteen Hundred and Nine and recorded in Book 42 on page 403 of said records of the Register of Deed's office, and which said order of confirmation now on file and of record in said Probate Court, and which said record thereof in said Register of Deed's office are hereby referred to and made a part of this indenture.

NOW, THEREFORE, the said John Bruner, the guardian of Benjamin Bruner, Maybell Bruner, Minnie Bruner and Arch Bruner, minors, as aforesaid, the party of the first part, pursuant to the order last aforesaid, of the said county court, for and in consideration of the sum of Eight Hundred Dollars, to him 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 Benjamin Bruner, Maybell Bruner, Minnie Bruner and Arch Bruner, minors, in and to all that certain lot, piece or parcel of land, situated, lying and being within the said County of Tulsa, State of Oklahoma, and bounded and particularly described, as follows, to-wit:

The South East Quarter ($\frac{1}{4}$) of Section Twenty Two (22), Township Seventeen (17) North, Range Thirteen (13) East, subject to the life estate of Pamela Bruner, ^{together} with the tenements, hereditaments and appurtenances whatsoever to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD, all and singular the above mentioned and described premises, to-