

at Claremore, Rogers County, State of Oklahoma, by and between D.N. Leerskov the duly appointed, qualified and acting Guardian of Melvina N. Leerskov, minor, party of the first part, and J. Truman Nixon the party of the second part.

WITNESSETH, that Whereas, on the 1st day of June 1909 the County Court within and for the County of Rogers State of Oklahoma, made and order of sale authorizing the said party of the first part to sell certain real estate of the said Melvina N. Leerskov minor situated in the County of Tulsa, State of Oklahoma, described in said order of sale as a part of the allotment of Melvina N. Leerskov, minor,

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 18th day of September A.D. nineteen hundred and nine sold the hereinafter described real estate specified in said Order of Sale, subject to confirmation by said Court, for the sum of Four Hundred (\$400.00) dollars, to J. Truman Nixon he 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 18th day of September A.D. 1909 made an order setting said return for hearing on the 5th day of October, 1909, due and legal notice of said hearing being given, proof of same being on file in the proper court, and after a full hearing in open court,

did on the 5th day of October 1909 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 in the office of the Register of Deeds of said Tulsa County, within which the said land sold is situated, on the -----day of October A.D. 1909, in Book 70 on page 390 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 D. N. Leerskov as the Guardian of the said Melvina N. Leerskov, minor, as aforesaid, the party of the first part, pursuant to the order last aforesaid of the said County Court, and for the consideration of the sum of Four Hundred (\$400.00) 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 Melvina N. Leerskov, minor, 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:

South half (1/2) of South west quarter (1/4) of Southeast quarter (1/4) of section 19, Township 21, North Range 14 East, containing 20 acres more or less, together with the covenants, hereditaments and appurtenances whatsoever to the same belonging or in any wise appertaining.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, unto the said party of the second part, his heirs and assigns forever.

In witness whereof, said the party of the first part, Guardian