

L. K. Cone, of Tulsa, Oklahoma, party of the second part, Witnesseth:

That, whereas, on the 3rd day of November, A.D. 1909, the County Court within and for said Muskogee County, State of Oklahoma, made an order of sale, authorizing the said party of the first part to sell certain real estate of the said Roy Bismark ^{Rentie} a minor, situated in Tulsa County, State of Oklahoma, and specified and particularly described in said order of sale, either in one parcel or in sub-divisions as the said party of the first part should judge most beneficial to said minor; and which said order of sale now on file and of record in said County Court, is hereby referred to and made a part of this indenture..

And whereas, under and by virtue of said order of sale, and pursuant to legal notice ^{given} thereof, said party of the first part, on the 29th day of November, 1909, at the County Court house in Tulsa, Tulsa County, State of Oklahoma, being the same County in which the land lies, between the hours of 9 o'clock in the morning and the setting of the sun on the same day, to-wit: at 11 o'clock A.M. offered for sale in one entire tract at public sale and subject to confirmation by said County Court, said real estate situated in said Tulsa County, State of Oklahoma and specified and described in said order of sale as aforesaid, and at such sale said party of the second part became the purchaser of the said forty acres of said real estate hereinafter described for the sum of \$23,000.00; he being the highest and best bidder, and that being the highest and best sum bid and being more than 90% of the appraised value of said land.

And, whereas, the said County Court, upon due and legal return of the proceedings had under said order of sale, made by the said party of the first part on the 4th day of December, 1909, after making the said sale, did, on the 15th day of December, 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 filed for record in the office of the register of deeds of said Tulsa County, State of Oklahoma, within which the said land sold is situated, on the 10th day of January, 1910, at 8 o'clock P.M., and recorded in Book 61 of Deeds, page 711, and which order of confirmation now on file and on record of said County Court and which record thereof in said recorder's office is hereby referred to and made a part of this indenture.

NOW, THEREFORE, the said W.A. Rentie, Guardian of the estate of Roy Bismark Rentie, a minor, as aforesaid, party of the first part, pursuant to the order last aforesaid, of the County Court, for and in consideration of the sum of \$23,000.00 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, 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 Roy Bismark Rentie, a minor, in and to all the certain lot, piece or parcel of land situate, lying and being in said Tulsa County, State of Oklahoma, and bounded and particularly described as follows, to-wit: