

the property of said minor than the bid reported in said return of sale, and thereupon the court announced that other and further bids upon the real estate advertised for sale and hereinafter described would be entertained if the same exceeded the price reported in said return of sale by at least ten per cent exclusive of the costs of a new sale. Whereupon bids were submitted by various persons present at said hearing, the highest and best of which was made by J. Truman Nixon and was in the sum of Four Thousand and fifty Dollars (\$4,050.00) in cash. Said sum being more than ten per cent in excess of the sum reported in the return of sale exclusive of the costs of a new sale, and the bid of the said J. Truman Nixon being in writing and he being a responsible person, the court, after due consideration, accepted the said bid of the said J. Truman Nixon in the said sum of \$4,050.00, and then and there sold the premises or said minor described in said notice of sale, to-wit: The West 9.74 acres of Lot 3, and the East 9.77 acres of Lot 4 in Section five (5) Township 19, Range 13, and the North West Quarter of the South West Quarter or the South East Quarter of Section 36, in Township 20, Range 12 less rights of way of M.V.R.R. and Santa Fe R.R., which occupy 6.06 acres thereof, said tract containing 3.94 acres more or less, all situated in the County of Tulsa, state of Oklahoma, to the said J. Truman Nixon for the sum as aforesaid.

The court being fully advised in the premises further finds: that said sale was made in pursuance of an order of sale of said premises duly made and entered on the 19th day of October, 1909; that the guardian of said Teecy Chambers, a minor, did, in pursuance to said order of sale execute an additional bond conditioned as required by law with sufficient sureties which bond was filed in this court and duly approved; that he caused said premises to be appraised by three dis-interested persons and filed said appraisal in this court; that he caused notices of the time and place where bids for said premises would be received to be published and posted in the county of Tulsa, the County in which said premises are situated, all as required by law and the order of this court.

That said purchaser was the highest bidder for said premises and the said sum the highest and best sum bid; that said sale was legally made and fairly conducted; that the said sum is not disproportionate to the value of the property sold and that a sum exceeding such bid at least ten per cent exclusive of the cost of a new sale cannot be obtained, and that the said W.E. Chambers, Guardian, in all things proceeded, conducted and managed such sale as required by the statute in such case made and provided, and as by said order of court required and directed. It is therefore,

ORDERED, ADJUDGED AND DECREED by the court that the said sale be and the same is hereby confirmed and approved and declared valid, and the said W.E. Chambers, Guardian as aforesaid, is hereby directed and authorized to execute to said purchaser proper and legal deed or deeds of conveyance of said real estate.

IN TESTIMONY WHEREOF I have hereto set my hand and caused the seal of this court to be affixed, on this the 23rd day of December, 1909.

(seal)

Archibald Bonds, County Judge.

CERTIFICATE.

STATE OF OKLAHOMA COUNTY OF ROGERS, D.S. IN THE COUNTY COURT THEREOF.

I, J. M. York, Clerk of the County Court of Rogers County,