

It is, therefore ordered and adjudged to be the decree of this Court that the proof of posting of said notices of the hearing of return of sale be, and the same is hereby approved by this court; and that due and legal notice, after due and regular order herein, was given for the hearing of this return of sale of real estate.

Now, on this the 30th, day of April, 1909, the purchaser of said land, E. B. Baxter appearing in person, the following further proceedings were had herein, to-wit:

At the hour of two o'clock in the County Court Room in Muskogee, Oklahoma, one Jeff D. Ellis, a responsible person, made to the court in writing a bid for the lands above described of Ellen Owens, for the sum of \$6655.00 Cash; and the court after examining said bids and having examined the parties in interest and hearing the argument of counsel, and being fully advised in the premises, further finds:

That said bid of the said Jeff D. Ellis is a fair and adequate consideration for the sale of said land; that said sum is more than ten per cent. in amount of the sum heretofore bid, offered and named in the return of sale of real estate filed herein as offered for the lands of Ellen Owens aforesaid; and said sum now offered by the said Jeff D. Ellis of \$6655.00 is ten per cent. more than the amount of the next highest bid to that made by the said Jeff D. Ellis for said land; that the bid as made by the said Jeff D. Ellis was made subject to an agricultural lease on said land for a term ending December 18, 1910, and that the sale of the land of Ellen Owens heretofore described should be confirmed to the said Jeff D. Ellis for the sum of \$6655.00 Cash, subject to the agricultural lease on said lands as hereinbefore set out.

It is therefore, further ordered to be the decree of the court that the said bid of Jeff D. Ellis, of Muskogee, Oklahoma, of the sum of \$6655.00 cash for the lands of said Ellen Owens, as above described be, and the same is hereby accepted by the Court; that 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 cannot be obtained; that the said Jim Ceasar, as such Guardian, in all things proceeded and conducted and managed such sale as by the statute in such cases is made and provided, and by said order of sale provided and required, and no objection to the confirmation of said sale being made, and the court being fully advised, further orders and decrees it to be the decree of this court that the sale of the said land to the said Jeff D. Ellis, of Muskogee, Oklahoma, for the sum of \$6655.00 be, and the same is hereby confirmed, ratified and approved by the court and declared valid, and the proper and legal conveyance of said land is hereby ordered and directed by the court to be made by said Guardian, to the said Jeff D. Ellis of Muskogee, Oklahoma, upon the payment of said sum of money of \$6655.00 to the said Jim Ceasar as such Guardian.

Done in open Court this the 30th, day of April, 1909, at Muskogee, Oklahoma.

W. C. Jackson,
County Judge of Muskogee County, State of Oklahoma.

CERTIFICATE OF TRUE COPY.

STATE OF OKLAHOMA,)
 : SS. PROBATE NO. 289.
COUNTY OF MUSKOGEE.)

I, Wm. F. Wells, Clerk of the County Court within and for the County of Muskogee, State of Oklahoma, hereby certify the above and foregoing is a true and correct copy of the Order Confirming Sale of Real Estate made in this matter, as the same appears from the records of my office.