

GUARDIAN' S DEED OF REAL ESTATE.

THIS INDENTURE, Made this the 22nd day of June A. D. , 1908, Muskogee County, State of Oklahoma, by and between Mose Vann, the duly appointed, qualified and acting guardain of Mabel Vann and Clyde Vann, minors, of Muskogee County, State of Oklahoma, the party of the first part, and J. M. McLemore, of Porum, State of Oklahoma, the party of the second part, WITNESSETH:

THAT WHEREAS, on the 7th, day of May A. D. , 1908, the County Court within and for the County of Muskogee, State of Oklahoma, made an order of sale authorizing the said party of the first part to sell certain inherited real estate belonging to the said Mabel Vann and Clyde Vann, minors, situated in Tulsa County, State of Oklahoma, and specified and particularly described in said order of sale, either in one parcel or in subdivisions, as the said party of the first part shall judge most beneficial to said estates; 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 sale, and pursuant to legal notices given thereof, the said party of the first part on the 29th, day of May A. D. 1908, at the front door of the County Court House, in said County of Tulsa, State of Oklahoma, between the hours of 9 o'clock in the morning and the setting of the sun of the same day, to-wit: at 2 o'clock P. M., offered for sale in one tract at public auction and subject to confirmation by said County Court, said inherited 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 whole of said real estate hereinafter particularly described, for the sum of Two hundred (\$200.00) Dollars, he being the highest and best bidder therefor 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 29th, day of May 1908, and after making the said sale did on the 18th, day of June 1908, 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, within which the said land sold is situated, on the 20th, day of June A. D. , 1908, at 8 o'clock A. M., and recorded in Book 44 of Miscellaneous, page 69, and which said order of confirmation, now on file and of record of said County Court and which said record thereof in said Recorder's Office is hereby referred to and made a part of this indenture.

NOW, ~~THE~~ ^{the party of the first part pursuant to the order last aforesaid} BEFORE, the said Mose Vann, Guardian of said Mabel Vann and Clyde Vann, minors, as aforesaid, of the County Court, for and in consideration of the sum of Two Hundred Dollars, to him, the said Mose Vann, in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents do 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 Mabel Vann and Clyde Vann, minors, in and to all the certain lot, piece or parcel of land situate, lying and being in said Tulsa County, State of Oklahoma bounded and particularly described as follows, to-wit:

The East Half of the Southwest Quarter, and the South Half of the Southeast Quarter of the Northeast Quarter, and the South Half of the Northwest Quarter of the Southeast Quarter and the East Half of the Southwest Quarter of the Southeast Quarter all in Section Sixteen (16) , Township Twenty (20) North, Range Fourteen (14) East of the Indian