

## ORDER CONFIRMING SALE OF REAL ESTATE.

STATE OF OKLAHOMA, )  
 :  
 T U L S A COUNTY. ) IN COUNTY COURT NO. 34 PROBATE.

IN THE MATTER OF THE GUARDIANSHIP OF BRICE DOWNING, A MINOR.

Now, on this 6th, day of August 1909, there coming on for hearing the return of sale made by S. R. Lewis, as the Guardian of the estate of Brice Downing, minor and said Guardian appearing in person and by Lawrence & Lawrence his attorneys, and no exceptions being filed to said return, and no objections being made thereto, and no person appearing to contest the same, and it appearing to the satisfaction of the Court, that notice of sale was given by publication for two weeks in Tulsa Democrat, in Tulsa County, and also in the Tahlequah Herald, in Cherokee County, and by posting notices in three public places in each of said counties for same length of time, and the court having examined said return, and having heard and considered the evidence of witnesses offered in support of said return and being fully advised in the premises finds:

That in pursuance of said order, made and entered by this Court on 26th, day of April 1909, said Guardian on the 17th, day of May 1909, sold all of the right, title and interest in the real estate of said estate, described as follows, to-wit:

The SW.  $\frac{1}{4}$  of SW.  $\frac{1}{4}$  and the SW.  $\frac{1}{4}$  of NW.  $\frac{1}{4}$  of SW.  $\frac{1}{4}$  of Section 31, in Township 20 North of Range 14 East, situated in Tulsa, County, Oklahoma, and the NW.  $\frac{1}{4}$  of SE.  $\frac{1}{4}$  of NW.  $\frac{1}{4}$  of Section 14, in Township 16 North of Range 22 East, situated in Cherokee County, Oklahoma.

at private sale to Cyrus S. Avery, upon the following terms to-wit:

For the sum of \$65.00 payable as follows: cash upon confirmation of sale.

That said sale was made after due notice as prescribed by said order of sale; that said purchaser was the highest bidder therefor, and said sum the highest and best sum bid; that said sale was legally made and fairly conducted; that said sum exceeds the appraised value and is not Disproportionat to the value of the property sold, and that a sum exceeding such bid at least ten (10) per cent exclusive of the expense of a new sale cannot be obtained, and that the said Guardian, in all things proceeded and conducted and managed such sale as required by the statute in such case made and provided, and as by said order of sale 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 Guardian, is directed to execute to said purchaser proper and legal conveyance of said real estate

N. J. Gubser, County Judge.

## CERTIFICATE OF TRUE COPY.

STATE OF OKLAHOMA, TULSA COUNTY, SS:

I, G. W. Davis, Clerk of the County Court in and for the County and State aforesaid do hereby certify that the instrument hereto attached is a full, true and correct copy of Order Confirming Sale, as the same now appears of record in this office.

WITNESS my hand and seal of said Court at Tulsa, Oklahoma, on this 20 day of August 1909.

G. W. Davis, Notary Public.

(SEAL) OF COUNTY COURT)

COUNTY COURT, STATE OF OKLAHOMA, COUNTY OF TULSA., at

Filed Aug. 19, 1909, N. J. Gubser, Judge.

Filed for record at Tulsa, Okla., Sep. 4, 1909, at 11.20 o'clock A. M.

H. C. Walkley, Register of Deeds (SEAL)