

and provided, notice was given by posting for more than ten (10) days prior to the 7th, day of August 1909, that said guardian would on the 7th, day of August 1909 apply to said Court of Muskogee County, State of Oklahoma for the confirmation of the sale of the said property herein described, notice of said hearing having been given by posting notices in three (3) of the most public places in Muskogee County, State of Oklahoma, as appears more fully from the affidavit of John Doyle on file in said County Court; and,

WHEREAS, on the 7th, day of August 1909, at the said hearing on said Guardian's report, said bid of said Carl Anderson was raised 10% per cent, whereupon said Carl Anderson bid the sum of \$560.00 for said premises, said bid exceeding at least 10% and costs of a new sale, and all other bids made, and there being no further bids for the within described and conveyed land, said land was thereupon sold to said Carl Anderson, for the said sum of \$560.00; and,

WHEREAS, the said County Court of Muskogee County, State of Oklahoma, on the 9th, day of August, 1909, made an order of confirmation of said sale and on the 8th, day of September 1909, made a certain amended order of confirmation of said sale adjudging and decreeing that said sale be and thereby was in all things confirmed and ratified and directing said guardian to make a good and sufficient conveyance of said property to the said Carl Anderson, the purchaser of said property at said sale; and,

WHEREAS, said order of confirmation is recorded on Page 65, of record 70 of the official records of the Register of Deeds of Tulsa County, State of Oklahoma, and is hereby referred to and made a part of this indenture as prescribed by the Statutes of Oklahoma, and,

WHEREAS, said order empowers and directs said guardian to execute a good and sufficient conveyance of said premises hereinafter described to the said Carl Anderson, the purchaser at said sale.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That W. N. Martin, Guardian of the estate of Katie Doyle, a minor, and party of the first part, by virtue of the power given him by said order of the County Court of Muskogee County, State of Oklahoma, said order being recorded on page 65 of record 70 of the official records of the Register of Deeds, of Tulsa County, State of Oklahoma, and in pursuance of the statutes of Oklahoma in such cases made and provided, for and in consideration of the sum of \$560.00 above mentioned in handpaid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto Carl Anderson, all the right, title, interest and estate held by the said minor, Katie Doyle, in and to the following described real property and premises situate in Tulsa County, State of Oklahoma, to-wit: .

The South West Quarter ($\frac{1}{4}$) of Section Sixteen (16), Township Nineteen (19) North, Range Ten (10) East of the Indian Base and Meridian. Together with all the improvements thereon and the appurtenances thereunto belonging or in anywise appertaining, and as such guardian warrants the title to the same.

This deed is made in conformity with an order of the Probate Court amending the original confirmatory order of the sale of the said property.

TO HAVE AND TO HOLD said described premises unto the said party of the second part, his heirs and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgements, mortgages and other liens and encumbrances of whatsoever nature as fully and absolutely as said Guardian may or can by virtue of said order of the County Court of Muskogee County, State of Oklahoma, recorded on page 65 of Record 70 of the official records of the register of Deeds of Tulsa County, State of Oklahoma in such case