

## ORDER CONFIRMING SALE OF REAL ESTATE.

STATE OF OKLAHOMA,) (SS. IN THE COUNTY COURT.  
MUSKOGEE COUNTY. )

In the Matter of the Estate of) #1534  
Washington Johnson, a minor, )

COMPARED

An order having been made by this Court on the 13th day of December, 1909, authorizing E. M. Yates, as the Guardian of the estate of Washington Johnson, a minor, to sell certain real estate, belonging to said estate, and afterward, to-wit on the 31st day of December, 1909, E.M. Yates having made to this Court and filed in the office thereof, a return of his proceedings under the said order of sale and duly returned to this Court an account of sales, verified by affidavit of the said E. M. Yates. This Court having examined the said return, and having in open Court also examined the said E. M. Yates, and it appearing to the satisfaction of this Court;

That in pursuance of said order of sale, E. M. Yates caused notice of the time and place of holding said sale to be posted up in three of the most public places in said Tulsa County, the County in which the land ordered to be sold is situated, and to be published in the "Tulsa Daily Democrat," for three weeks successively next before such sale, in which notice the lands and tenements to be sold were described with common certainty.

That at the time and place of holding such sale, specified in said notice, E. M. Yates, Guardian, caused to be sold in one entire tract (judging it most beneficial to said estate,) at private sale, to the highest bidder, upon the following terms, to-wit: Cash in hand on delivery of good and sufficient deed, and subject to confirmation by this Court, the following real estate described in said order of sale and in said notice, to-wit:

The west one-half of the North-east quarter of  
Section Five(5), Township eighteen (18) North,  
Range Fourteen (14) East, situated in Tulsa  
County, State of Oklahoma, and containing  
Eighty (80) acres, more or less.

That at such sale N. L. Sanders became the purchaser of said real estate for the sum of \$1,350.00, he being the highest and best bidder, and said sum being the highest and best sum bid.

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 expenses of a new sale cannot be obtained.

And that the said E. M. Yates, in all things proceeded, conducted and managed such sale as by the statute in such case made and provided, and by said order of sale as directed and required.

And no objections to the confirmation of said sale being made, and the Court being fully advised.

It is therefore ordered, adjudged and decreed by the Court that said sale be and the same is hereby confirmed and approved, and declared valid;

And the proper and legal conveyance of said real estate are hereby