

COMPARED

DEED OF GUARDIAN.

THIS INDENTURE, made this the 25th day of November, 1910, by and between Louis Canada, of Muskogee, Oklahoma, the duly appointed, qualified and acting guardian of the estate of Clem Canada, a minor, party of the first part, and Kemp & Hayden a co-partnership, composed of E.R. Kemp and John F. Hayden, of Tulsa, Oklahoma, parties of the second part, WITNESSETH:

That whereas, on the 11th day of July, 1910, 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 real estate of the said Clem Canada, a minor, situated in Tulsa County, State of Oklahoma, and specified and particularly described in said order of sale, either in one parcel or in sub divisions, and the said party of the first part should judge most beneficial to said estate; 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 order of sale and pursuant to legal notices given thereof, the said party of the first part, on the 9th day of September 1910, at the county courthouse, in said county of Muskogee, at Muskogee, Oklahoma, between the hours of 10 o'clock in the morning and 12 o'clock, M., on the same day, to-wit: at 10 o'clock A.M. offered for sale in the said county court house at Muskogee, and subject to confirmation by said court, said real estate, situated in the said Tulsa County, and specified and described in said order of sale as aforesaid, and at such sale said premises being sold to J.B. Stewart, for \$460.00 and return of sale was duly made and filed in said county court verified by affidavit of the guardian and Order of court made setting the same for hearing for confirmation and approval on the 5th day of October, 1910, and notice given thereof in three of the most public places in the said Muskogee County, State of Oklahoma

And, whereas, on the 5th day of October, 1910, said return of sale coming on for hearing and it appearing to the court that an additional bid had been made in writing by parties of the second part, responsible persons, which amount exceeded the former amount bid which had been accepted, over ten per cent, and which additional bid was in the sum of \$800.00 and the same made and offered before confirmation by parties of the second part, and, wherefore, said sum of \$800.00 being in excess of ten per cent of the said amount bid on the previous sale, and in pursuance of the statute as made and provided and being to the best interest of said minor to accept said bid and offer, said county court did Order and confirm the sale of the premises ^{hereafter} described to said parties of the second part and said sale heretofore made be vacated and held for naught and acceptance of said offer Ordered made without the necessity of a re-sale thereof; that, thereby, parties of the second part became the purchasers of the said 160 acres of said real estate hereinafter particularly described, for the sum of \$800.00 being the highest and best bidders and that being the highest and best sum bid and the proper and legal conveyance of said property directed to be made and executed to said purchasers; a certified copy of which order of confirmation and approval was filed for record in the office of the Register of Deeds