

COMPARED

# 70265

## Order Confirming Sale of Real Estate

DORSEY Printing Company Stationers, Dallas, Texas—4415

State of Oklahoma

Probate No. 351

Tulsa County

In the County Court.

In the Matter of the Guardianship of Benjamin Minnie Mayhew Coker and Ellen Bruner Minors

NOW, On this 7th day of May, 1915, there coming on for hearing the return of sale made by

John Bruner as the Guardian of the estate of the minors above named and said

John Bruner appearing (A)

and no person appearing in opposition to said sale and no objections being made there to and notice of this hearing having been given as provided by law and prior order of this court by posting notices thereof in three public places in said county, proof of which is submitted to the court and there also appearing John P. Boyd Probate Attorney and one J. L. Phillips who offers for said property the sum of \$400,

and the Court having examined said return, and having heard and considered the evidence of witnesses offered in support of said return and having considered the bid of said J. L. Phillips

and being fully advised in the premises, finds:

That in pursuance of said order of sale, said John Bruner guardian on the 26th day of April, 1915, sold the portion of the real estate of said estate described as follows, to-wit:

An undivided two thirds interest in and to the Northwest Quarter of North West Quarter Section 2 & Township 17 North Range 13 East each of said minors owning an undivided two fifteenths (2/15) interest in and to said real estate.

at Public sale to G. H. Weirick upon the following terms, to-wit

For the sum of \$ 200.00 payable as follows: Cash upon confirmation by the court — and there now appearing the said J. L. Phillips who offers in writing for said property the sum of \$400.00 cash upon confirmation of sale by the court and the court having ordered that said sale be made to said J. L. Phillips for said sum of \$400.00 and having ordered that the check for the purchase price of said land be made to the order of said John Bruner guardian and left with the court pending the approval of the report of said guardian as guardian of said minors and the court having further ordered that no proceeds of said sale be paid out by said guardian except upon approval thereof by the court and the court having further ordered that the estate pay to E. J. Brown an attorney fee of \$40.00 for services rendered in connection with said sale the court further finds

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 is not disproportionate 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 John Bruner 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 John Bruner guardian is directed to execute to said purchaser proper and legal conveyance of said real estate.

(Seal)

J. W. Woodford  
County Judge.

NOTE "A" Here note all appearances either in support of or against the confirmation of the sale.

## CERTIFICATE OF TRUE COPY.

State of Oklahoma

Tulsa County

I, Frank Ingraham, 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 file &amp; recorded in this office.

WITNESS My hand and the seal of said Court at Tulsa, Oklahoma, on this 8 day of May, 1915.

day of May 1915

Frank Ingraham  
Clerk of the County Court.

Filed for record in Tulsa County Oklahoma the 24 May 1915 at 8 a. m. (Seal) Louis Cline County Clerk