

to said minors and that due and legal notice was given both by posting notices and by publication of the sale of said real estate as required by law, was filed and approved herein on February 26th, 1910, and that notice of the hearing on the return of sale was given by posting notices as required by law, and that said notices and publications appears regular, and no objections having been filed or exceptions made thereto, the same is duly approved by the Court.

The Court further finds that the Guardian Luke Fox, conducted said sale regularly and according to law, and that on the 26th day of March, 1910, he filed his return of sale herein, in which return he reports that he sold the interests of said minors in said lands at private sale to J. F. Pautler, as per decree of sale for the sum of Seventeen Hundred (\$1700.00) Dollars, for cash in hand, subject to the approval and confirmation of this court, and the return thereof being set for hearing on the 12th day of March, 1910, was by the Court duly continued until the 30th day of April 1910 10 o'clock A.M.

The court further finds that said sale has been conducted, by said guardian, in every respect regular and according to law, and said lands having been duly appraised by the Board of Appraisers of This court and the appraisal duly returned ^{screen} and is hereby approved

The Court further finds that the interests of said minors in said lands were sold for more than ninety (90) per cent of the appraised value, thereof, so found by the Court, and that said purchaser was the highest and best bidder therefor, and that said sum was the highest and best sum bid thereon, and that said sale was legally made and fairly conducted, and 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 expenses of a new sale cannot be obtained, and that Luke Fox, Guardian of said minor, in all things, proceeded and conducted and managed said sale as required by the Statutes made and provided in such cases and under the terms of said order of sale and as required and directed by the Court.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED, by the court, that the said sale be, and the same is hereby ratified approved and confirmed and declared valid and legal, and that said Luke Fox as such Guardian, is hereby directed to execute to the said J.F. Pautler, the purchaser of said lands, proper and legal conveyance of said Real Estate.

It is So Ordered on this the 30th day of April, 1910.

seal Josiah G. Davis, County Judge.

Filed for record at Tulsa, Okla. May 4 1910 at 10:45 o'clock A.M.

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

GUARDIAN'S DEED.

THIS INDENTURE, Made the 30th day of April nineteen hundred and ten at Sapulpa, Creek County, State of Oklahoma, by and between Luke Fox, the duly appointed, qualified and acting Guardian of Mary, Henry, Ada and Katie Fox, minors, party of the first part, and J.F. Pautler, the party of the second part.

WITNESSETH: That whereas, on the 8th day of January 1910, the County Court within and for the county of Creek State of Oklahoma, made an order of sale authorizing the said party of the first part to sell certain real estate of the said Mary, Henry, Ada and Katie Fox, minors, situated in the County of Tulsa, State of Oklahoma, described in said order of sale, as follows; the fee in the southwest quarter (SW $\frac{1}{4}$) of section fourteen (14) township sixteen (16) north, range thirteen (13) east, being the allotment of Maggie Fox, deceased, Mother of said minors and wife of Luke Fox, Guardian.

COMPARED