

For the sum of \$2400.00 payable as follows: Cash in hand upon confirmation of the sale by the court.

That said sale was made after due notices as prescribed by said order of sale; that said sum was the highest and best sum bid upon said day of sale; that on this date and prior to the time set for confirmation of said sale, one J. H. McBirney of Tulsa, Oklahoma, filed in this court his bid for said land in writing offering therefor the sum of \$3600.00 which sum exceeds the original bid at least ten per cent exclusive of the costs of a new sale; that said bidder is a responsible person; that said increased bid so made by said J. H. McBirney should be accepted, and the sale confirmed to said increased bidder; that said sale has in all things been legally and fairly conducted; that said sum bid exceeds the appraised value thereof, and is not disproportionate to the value of the real estate sold; that said guardian has given an additional bond for the faithful performance of his duties relative to said sale, and has in all things proceeded and conducted said sale as required by the statute in such case made and provided, and by the order of the court required and directed.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED by the court that said sale upon said increased bid be and the same is hereby confirmed and approved, and declared valid, and said guardian is hereby ordered and directed to execute to said purchaser a proper and legal conveyance of said real estate.

N.J. Gubser, County Judge.

Certificate of True Copy.

State of Oklahoma Tulsa County SS.

I, G.W. Davis, Clerk of the County Court of Tulsa County, Oklahoma, do hereby certify that the instrument hereto attached is a full, true and correct copy of an order confirming sale as the same appears of file and record in this office.

Witness my hand and the seal of said court at Tulsa, Oklahoma this 28th day of May 1910.

(seal)

G.W. Davis, Clerk County Court.

Filed for record at Tulsa, Okla May 31, 1910 at 10:15 O'clock A.M.

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

State of Oklahoma Tulsa County SS. In The County Court.

In the matter of the estate of Thomas Smith a minor )

Alex. S. Lewis, Guardian

) No. 208 Probate.

ORDER CONFIRMING SALE OF REAL ESTATE.

Now, on this 28th day of May, 1910, there coming on for hearing their return of sale made by Alex. S. Lewis, as the guardian of the estate of Thomas Smith, a minor, being the day appointed for hearing said return, and there now appearing herein in person, said Guardian, Alex. S. Lewis, and there also appearing herein James H. McBirney, the bidder upon said land, in his own proper person, and there being no objections made or exceptions filed to said return of sale; and it further appearing to the satisfaction of the court that due notice of this hearing has been given by posting notices thereof in three public places in Tulsa County as least ten days before the day for hearing as required by law and the order of the court; and it further appearing to the court that since said return