

be entitled to the possession of the said premises. It is further contracted between the parties that all taxes and assessments hereafter accruing against said property shall be paid by the party of the second part. The party of the first part contracts and agrees to warrant and defend said premises against all liens heretofore accruing when the same shall have been established by process of law.

In witness whereof, the parties hereto have hereunto set their hands the day and year first above written.

F. M. Lewis

B. W. Buck.

STATE OF OKLAHOMA TULSA COUNTY SS.

Before me a Notary public in and for said county and state on this 24th day of May 1910, personally appeared F.M. Lewis and B.W. Buck, to me well known to be the identical persons who executed the foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the purposes and considerations therein set forth.

(seal)

Percival E. Magee, Notary Public.

My commission expires Jan. 29, 1910.

Filed for record at Tulsa, Okla May 31, 1910 at 9:50 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 Carrie 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 the return of sale made by Alex S. Lewis, as the guardian of the estate of Carrie 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 of sale was filed herein, to-wit, on this 28th day of May, 1910, certain other bids in writing for the land hereinafter described have been filed in this court, raising and increasing the original bid for said land as reported in said return of sale under the provisions of the statutes in such cases made and provided; and the court having examined said return of sale, and said additional bids filed as aforesaid, and having heard and considered the evidence of witnesses offered in support of said return, and being fully advised in the premises, finds;

That in pursuance of an order of sale made and entered herein on the 26th day of April, 1910, said guardian advertised the property hereinafter described for sale two weeks in the Tulsa Democrat, a newspaper published in Tulsa County, Oklahoma, and by the posting notices of such sale in three public places in said county as least fifteen days before the day of sale, as required by law and said order of sale, and in accordance with said order and said notices, said guardian on the 14th day of May 1910, at the time and place therein mentioned, sold the real estate belonging to said minor described in said order and notices of sale as follows, to-wit: