

therizing the said party of the first part to sell certain real estate of the said Sarah F. Jones, 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 as 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 notice given thereof, the said party of the first part, on the 4th day of June, 1910, at the front door of the Court House in said County of Tulsa, at the hour of eleven o'clock A.M. offered for sale in one parcel, at public auction, and subject to confirmation by said county court, said real estate, situated in the said county of Tulsa, and specified and described in said order of sale as aforesaid, and at such sale, one J.D. Ward, became the purchaser of the said real estate hereinafter particularly described, subject to confirmation by said court, for the sum of Sixteen Hundred and Eight (\$1608.00) Dollars, he being the highest and best bidder, and that being the highest and best sum bid.

And, whereas the said County Court upon due and legal return of the proceedings under said order of sale made by the said party of the first part, did on the 4th day of June, 1910, and after said sale as aforesaid, make an order setting said return of sale for hearing, to be had at the County Court House in said County on the 16th day of June, 1910, at the hour of 11 o'clock A.M. thereof.

And, whereas, after due and legal notice of the time and place thereof, said return of sale came on for hearing, in accordance with the order of said Court, to-wit: on the said 16th day of June, 1910, at 11 o'clock A.M. and at said hearing there appeared one O.H. Leonard, the second party to this indenture, and offered in writing, for said lands, a sum more than ten per cent more than the amount named in said return, to-wit: the sum of One Thousand Eight Hundred Thirty eight and 10/100 (\$1838.10) dollars, which said offer was by the court, accepted.

And whereas, the said County Court, did at said time and place make the order confirming the sale of said lands to said second party, and directing conveyance to be executed to the said party of the second part, a certified copy of which order of confirmation was filed for record in the office of the Register of Deeds of said Tulsa County, within which the land sold is situated, on the 20 day of June, 1910 at 4 o'clock P.M. and recorded in Book 86 at Page 550, and which said order of confirmation is now on file and on record in said County Court and which said record thereof in said recorder's office is hereby referred to and made a part of this indenture.

Now, Therefore, the said Cade Jones, guardian of the estate of the said Sarah F. Jones, a minor, as aforesaid, the party of the first part, pursuant to the order last aforesaid, of the said County Court, for and in consideration of the said sum of One Thousand Eight Hundred Thirty eight and 10/100 dollars, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, sell and convey unto the said party of the second part, his heirs and assigns forever, all the right, title, interest and estate of the said Sarah F. Jones and also all the right, title and interest that the said estate, by opera-