

2-29-59

estate for sale in the County Court Room in the City of Wagoner, Oklahoma, before confirming the sale thereof; no one having raised the bid of W. H. Harris, he was thereupon declared to be the purchaser thereof and the County Court of Wagoner County, Oklahoma.

DEED RECORD

#35750 COMPARED

GUARDIAN'S DEED

THIS INDENTURE, Made the 10th day of November Nineteen Hundred and eleven at Wagoner, Wagoner County, State of Oklahoma, by and between J. C. Casaver the duly appointed, qualified and acting Guardian of the estate of Robert Childers, a minor

part of the first part, and W. H. Harris, of Wagoner, Wagoner County, State of Oklahoma, the part of the second part:

WITNESSETH That, whereas, on the 27th day of April 1911, the County Court, within and for the County of Wagoner, State of Oklahoma, made an Order of Sale, authorizing the said party of the first part to sell certain real estate of the said Robert Childers, a minor situated in the County of Tulsa County, State of Oklahoma, described in said order of sale, as the North Half of the South West Quarter (1/4) of Section Eight (8) of Township Seventeen North, Range Seventeen East, in Wagoner County, Oklahoma.

And, whereas, under and by virtue of said Order of Sale, and pursuant to legal notices given thereof, the said party of the first part, on the 30th day of June A. D. Nineteen Hundred and eleven sold the hereinafter described real estate specified and described in said Order of Sale, subject to confirmation by said Court, for the sum of Two Thousand One Hundred and Sixty-five DOLLARS, to W. H. Harris, he being the highest and best bidder, and that being the highest and best sum bid.

And, whereas, the said County Court, upon the due and legal return of sale and proceedings under the said Order of Sale, made by the said party of the first part on the 1st day of July A. D. 1911, and thereafter on the 5th day of August 1911, the County Judge of Wagoner County, Oklahoma, affirmed the said sale, and did on the 5th day of August 1911, make an order confirming said sale, and directing conveyances to be executed to the said part of the second part, a certified copy of which order of confirmation was recorded in the office of the Register of Deeds of said Tulsa County, within which the said land sold is situated, on the 18th day of November A. D. 1911, in Book 77 on page 422, and which said order of confirmation now on file and of record in said County Court, and which said record thereof in said Register of Deeds' office, are hereby referred to and made a part of this indenture.

Now, therefore, the said J. C. Casaver as the Guardian of the said Robert Childers, a minor

as aforesaid, the party of the first part, pursuant to the order last aforesaid of the said County Court, and for and in consideration of the sum of (\$2,165.00) Two thousand, One hundred and Sixty-five and no/100 DOLLARS, to him in hand paid by the said part of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said part of the second part, his heirs and assigns, forever, all the right, title, interest and estate of the said Robert Childers, a minor

in and to all the certain lots, pieces or parcels of land, situated, lying and being in said County of Tulsa County, Wagoner State of Oklahoma, and bounded and particularly described as follows, to-wit: The North Half (1/2) of the South West Quarter (1/4) of Section Eight (8) of Township Eighteen (18) North, Range Fourteen (14) East, in Tulsa County, Oklahoma, and the South East Quarter (1/4) of the North East Quarter (1/4) of Section Twenty (20) of Township Seventeen North, Range Seventeen East, in Wagoner County, Oklahoma.

together with the tenements, hereditaments and appurtenances whatsoever to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD, All and singular, the above-mentioned and described premises, unto the said part of the second part, his heirs and assigns, forever.

In Witness Whereof, The said party of the first part, Guardian as aforesaid, has hereunto set his hand the day and year first above written.

SIGNED AND DELIVERED IN PRESENCE OF Edward M. Ballaher, Theo. H. Hammett, J. C. Casaver Guardian.

STATE OF OKLAHOMA, Wagoner County, ss.

Be it Remembered, That on this 10th day of November A. D. 1911, before me, Rose M. Simpson, a Notary Public within and for said County and State, personally appeared J. C. Casaver as the Guardian of Robert Childers, a minor

to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same in the capacity therein stated as his free and voluntary act and deed for the uses and purposes therein set forth.

In Witness Whereof, I have hereunto set my hand and official seal, at said County, the day and year last above written.

My Commission Expires 9-11-1912, Rose M. Simpson Notary Public

STATE OF OKLAHOMA, County of Tulsa, ss. I hereby certify that the within instrument was filed for record the 11 day of Nov, A. D. 1911, at 10 o'clock and minutes a.m.

By H. C. Walkley Deputy Register of Deeds.

* (8) Township Eighteen (18) North, Range Fourteen (14) East, in Tulsa County, Oklahoma; and the South East Quarter (1/4) of the North East Quarter (1/4) of Section Twenty (20) of Township Seventeen North, Range Seventeen East, in Wagoner County, Oklahoma.