

hereon; and it further appearing to the court that since said return of sale was filed herein another bid in writing for the land hereinafter described has been filed in this court by one J.K. Gardner of Ridgeway, Penn., raising and increasing the original bid for said land at least ten per cent, exclusive of costs of a new sale; and the court now taking up said return, and having examined the same, and also said additional or increased bid for said land, and having heard and considered the evidence offered in support of said return, and being fully advised in the premises, doth find:

That by decree of this court made and entered herein on the 27th day of April 1910, said guardian was authorized and required to sell the real estate hereinafter described at private sale to the highest bidder for cash, subject to the approval of this court; that pursuant to said order and decree of sale, said guardian caused the property hereinafter described to be advertised for two weeks successively next before the day of sale, by publication in the Tulsa Democrat, a weekly newspaper published in Tulsa, Tulsa County, Oklahoma, said notice appearing in three regular consecutive issues of said paper, the first of such publications being on the 14th day of July, 1910, and the last on the 28th day of July, 1910, and also by posting notices of such sale in three public places in Tulsa County, Oklahoma, for at least fifteen days before the day of sale, as provided by law, stating in all of said notices and advertisements that said property would be sold on the 30th day of July, 1910, at the County Court Room in the City of Tulsa, Oklahoma, to the highest bidder for cash;

That pursuant to said decree of sale, and in accordance with the advertisement and notices aforesaid, said guardian, on the 30th day of July, 1910 at the time and place mentioned and appointed in said notices, offered, said real estate for sale, and at said sale one W.W. Winterringer, being the highest and best bidder, became the purchaser of the real estate described in said decree of sale as follows, to-wit:

The North nineteen (19) acres of Lot One (1) and the Southeast Ten (10) acres of Lot one (1) of Section Six (6) and all of Lot Three (3), and the Southwest ten (10) acres of Lot Two (2) of section five (5) all in Township Twenty (20) north of range thirteen (13) east in Tulsa County, State of Oklahoma, at and for the price and sum of Twenty one hundred dollars, cash in hand, subject to approval by this court.

That prior to the time set for confirmation of said sale, said J.K. Gardner filed herein as aforesaid, his bid in writing for the land hereinabove described, offering therefor the sum of Two Thousand Three Hundred and Twenty five dollars, which sum exceeds the original bid by at least ten per cent exclusive of the costs of a new sale; that said J.K. Gardner, the bidder aforesaid, is a responsible person, and that it would be to the interest of said minor that said increased bid be accepted, and the sale confirmed to said increased bidder; that said sale aforesaid was made after due notice as prescribed by said order of sale; that the above named sum was the highest and best sum offered for said lands; that said sale has in all things been legally and fairly conducted; that the sum bid exceeds the appraised value thereof, and is not disproportionate to the value of said described real estate; that said guardian has given an additional bond as required by said order of sale, and has in all things proceeded, managed and conducted said sale, as required by the statute