

day of December, 1910; that proof of said publication was duly made, as required by law.

The court further finds, that before said sale the guardian herein, caused the property hereinbefore described, to be duly appraised by three disinterested and qualified appraisers, residents of the county of Tulsa, state of Oklahoma, and that said appraisal was in due form and duly filed in this court before the sale, as required by law.

The court further finds that before said sale the guardian herein filed an additional guardianship bond, as the law requires, and the same was in due form and duly approved by the court.

The court further finds, that the decree of sale ~~was~~ made in the above entitled cause was made by the court for the reasons set out in said guardian's petition for sale, and for the reasons set forth in said decree of sale.

The court further finds, that on the 26th day of December, 1910, the date appointed for said sale, sealed bids were filed and opened by the guardian, and it was found that W. W. Payne and C. B. Rhodes had bid the sum of nine hundred and sixty dollars for the above described lands, which was at least ninety per cent of the appraised value thereof, and that being the highest and best sum bid for said land, the land was accordingly sold to W. W. Payne and C. B. Rhodes.

The court further finds that on the 27th day of December, 1910, this court did sign an order fixing Friday, January 6th, 1911, at two o'clock P. M. as the time on which a hearing on the return of sale of real estate would be had, which order or notice was duly posted in three of the most public places in the county of Sequoyah, and state of Oklahoma, at least ten days before the day set for the hearing and which order or notice was in due form; that proof of said posting was duly made, as required by law.

That said sale was made after due notice as prescribed by said order of sale; that said purchaser was the highest bidder therefor, and said sum the highest and best sum bid; that said sale was legally made and fairly conducted; that said sum is not disproportionate to the value of the property sold, and that a sum exceeding such bid at least ten (10) per cent, exclusive of the cost of a new sale cannot be obtained, and that the said George Hicks, guardian, in all things proceeded and conducted and managed such sale as required by the statute in such case made and provided, and as by said order of sale required and directed.

It is therefore ordered, adjudged and decreed by the court that the said sale be, and the same is hereby confirmed and approved and declared valid, and the said George Hicks, guardian, is directed to execute to said purchaser proper and legal conveyance of said real estate.

(SEAL)

W. H. Littlejohn, county judge.

Note "A" -- Here note all appearances either in support of or against the confirmation of the sale.

State of Oklahoma county of Sequoyah.

I, M. D. Jones, clerk of the county court, of the above county and state, do hereby certify, that the within and foregoing is a true and correct copy of the order confirming sale, of the within cause, as the same appears of the original on record in this court. Witness my hand and the seal of said court, this the 11th day of January, A. D. 1911.

(SEAL)

M. D. Jones, clerk of the county court

Filed for record at Tulsa, Okla., Feb 6, 1911, at 1:40 P. M.

H. C. Walkley, register of deeds. (SEAL)
