

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 expense of a new sale cannot be obtained and that the said Lewis Kernel guardian in all things proceeded and conducted and managed such sale as required by the statutes in such case made and provided, and as by said order of sale required and directed.

It is therefor, 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 Lewis Kernel, guardian is directed to execute to said purchaser proper and legal conveyance of said real estate.

(SEAL)

W. T. Drake, County Judge

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

Endorced, Filed Dec, 3rd 1910

W. T. Drake, County Judge.

CERTIFICATE OF TRUE COPY

State of Oklahoma,

ss

County of Wagoner

I, A. F. Evans, Clerk of the County Court, in and for the County and State aforesaid, do hereby certify that the instrument hereto attached is a full, true and correct copy of Order confirming sale, In re Fannie Kernel a minor, Pro No. 94 as the same now appears of record in this office.

Witness my hand and the seal of said Court at Wagoner, Oklahoma, on this 23 day of December 1910

A. F. Evans, Clerk of the County Court

(SEAL)

Filed for record at Tulsa Oklahoma Jan 6, 1911 at 4:30 P.M.

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

LEASE AGREEMENT

Memorandum of Agreement, made and entered into on this the 6th day of January, 1911 by and between O. R. Howard, guardian of the estate of Benjamin Ray, a minor party of the first part, and J. S. Bailey, party of the second part.

Witnesseth that, whereas, the said J. S. Bailey is now in possession of the land below described, claiming to hold under and assignment of a lease executed by G. T. Ray former guardian of the said Benjamin Ray, and, whereas, the said party of the second part claims to have paid the sum of \$122.00 rental notes to parties claiming to be the holders of the said notes on the 1911 rental, and

Whereas, it is claimed by the said guardian, above named, O. R. Howard, that the said rental contract and assignment thereof are void in so far as they purport to give the party of the second part the legal right to possession of the land below described, and

Whereas, it is the desire of both parties hereto to compromise their differences and effect a settlement, and the party of the first part has agreed to lease the land below described to the party of the second part for a period of three (3) years, and