

202145 C. J.

OIL AND GAS GRANT

STATE OF OKLAHOMA.)

) SS.

COUNTY OF CREEK)

KNOW ALL MEN BY THESE PRESENTS:

That J. R. Jones, and Dolly Jones, husband and wife, of Glenn Pool, of the County of Tulsa, State of Oklahoma, hereinafter called party of the first part (whether one or more), for and in consideration of the sum of Six Hundred Forty 00/100 Dollars, cash in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey, transfer, assign and set over unto Ira J. Adderson, of the County of Creek State of Oklahoma, hereafter called party of the second part (whether one or more), the following described property, rights and interests, to-wit: An undivided one half interest,

All the oil and gas and oil and gas rights in, to or under the following described lands situate in the County of Tulsa, State of Oklahoma, to-wit:

The South, 19.96 acres of Lot 2, and the North 20.04 acres of Lot 3 of Sec. 19, Tp 17 N. R. 13 E. and Lot 4, the South, 20.04 acres of Lot 3, of Sec 19 Tp. 17 N. Range 13 East. The S.E. $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 24 -Tp. 17 N Range 12 East, containing 160.27 acres more or less as the case may be according to the government survey thereof,

together with the right to party of the second part, his heirs, executors, administrators and assigns, at all times, to enter upon, explore, develop, operate and occupy said land for the production of oil and gas or either, and the storing, handling transporting and marketing the same as fully in all respects as though party of the second part were the owner in fee simple of said lands to the extent of the interest in the oil and gas rights hereby conveyed and assigned.

Subject, however, to any rights now existing to lessee or their assigns under any valid and subsisting oil and gas leases heretofore executed by the then owner of the fee to said lands; it being understood and agreed that said party of the second part shall have, receive and enjoy like interest in and to all bonuses, rents, royalties and other benefits which may accrue thereunder from and after the date hereof.

Party of the first part, for themselves their, executors, administrators, heirs and assigns, hereby warrant and covenant to defend the title to said lands herein described and the rights and privileges hereby conveyed and assigned; and covenants and agree to and with party of the second part that said land described and said rights and privileges conveyed and assigned are free from liens and incumbrances of every kind except Mortgage of \$600.00 Dated Aug. 12th, 1921, to Security State Bank of Keifer Okla. and oil and gas lease to J. B. Brown, dates April, 1922, for three years,

Party of the first part further agrees to execute such further assurances as may be requisite for the full and complete enjoyment of the rights herein granted and likewise agrees that party of the second part, his executors, administrators, heirs and assigns shall have the right at any time to redeem for party of the first part, their heirs and assigns, by payment, any mortgage, taxes, or other liens on the above land, in event of default of payment by party of the first part and be subrogated to the rights of the holder thereof.

TO HAVE AND TO HOLD said rights privileges and property unto said party of the second part, his executors, administrators, heirs and assigns, forever, free, clear and discharged of and from all former grants, taxes, judgments, mortgages, and other liens and incumbrances, except as above stated.