

# OIL AND GAS LEASE RECORD No. 418

69

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214696 - C. J. FROM

STATE OF OKLAHOMA, Tulsa County, ss. 24  
This instrument was filed for record on the 24th day of NOV. A. D. 1922 at 2:20  
o'clock P. M., and duly recorded in Book 418 on page 69.  
(SEAL) O. D. Lawson, County Clerk.  
By F. Delman, Deputy  
Fees, \$

AGREEMENT, Made and entered into 20 day of November 1922  
by and between James A. Dowdy and Mary Dowdy, his wife

Party of the first part, hereinafter called lessor (whether one or more) and  
C. J. Cornett part of the second part, hereinafter called lessee.  
WITNESSETH, That the said lessor, for and in consideration of One DOLLARS  
cash in hand paid, receipt of which is hereby acknowledged and of the covenants and agreements hereinafter contained on the part of lessee to be paid, kept and  
performed, has granted, demised, leased and let and by these presents does grant, demise lease and let unto the said lessee, for the sole and only purpose of mining and  
operating for oil and gas, and laying pipe lines, and building tanks, powers, stations and structures thereon to produce, save and take care of said products, all that  
certain tract of land situate in the County of Tulsa State of Oklahoma, described as follows, to-wit:

The West Half (1/2) of the South East Quarter  
(1/4) of Section Twenty One

of Section Township 19 Range 14 and containing 80 acres, more or less  
It is agreed that this lease shall remain in force for a term of TWO years from date, and as long thereafter as oil or gas,  
or either of them, is produced from said land by the lessee.

In consideration of the premises, the said lessee covenants and agrees:  
1st. To deliver to the credit of lessor, free of cost, in the pipe line to which he may connect his wells, the equal one-eighth part of all oil produced and saved  
from the leased premises.

2nd. To pay the lessor One-eighth royalty DOLLARS  
each year in advance, for the gas from each well where gas only is found, while the same is being used on or off the premises, and if used in the manufacture of gasoline  
or any other product, a royalty of one-eighth (1/8) payable monthly at the prevailing market rate; and lessor to have gas free of cost from any such well for all stoves  
and all inside lights in the principal dwelling house on said land during the same time by making his own connections with the gas in his own risk.

3rd. To pay lessor for gas produced from any oil well and used on or off the premises, One-eighth royalty Broken DOLLARS  
per year, for the time during which such gas shall be used, said payments to be made At Arkansas Valley State Bank and if used in the man-  
ufacture of gasoline or any other product, a royalty of one-eighth (1/8) payable monthly, at the prevailing market rate.

If no well be commenced on said land on or before the 20th day of NOVEMBER 1923, this lease shall terminate as  
to both parties, unless the lessee on or before that date shall pay or tender to the lessor or to the lessor's credit in the Bank  
at Tulsa, Oklahoma, the sum of DOLLARS, which shall continue as the depository regardless of the changes in the  
ownership of said land, the sum of DOLLARS, which shall operate as a rental and cover  
the privilege of deferring the commencement of a well for months from said date. In like manner and upon like payments or tenders the commencement  
of a well may be further deferred for like periods of the same number of months successively. And it is understood and agreed that the consideration first recited herein  
the down payment, covers not only the privileges granted to the date when said first rentals is payable as aforesaid, but also the lessee's option of extending that period  
as aforesaid, and any and all other rights conferred.

Should the first well drilled on the above described land be a dry hole, then, and in that event, if a second well is not commenced on said land within twelve  
months from the expiration of the last rental period which rental has been paid, this lease shall terminate as to both parties, unless the lessee on or before the expir-  
ation of said twelve months shall resume the payment of rentals in the same amount and in the same manner as hereinbefore provided. And it is agreed that upon  
the resumption of the payment of rentals, as above provided, that the last preceding paragraph hereof, governing the payment of rentals and the effect thereof, shall  
continue in force just as though there had been no interruption in the rental payments.

If said lessor owns a less interest in the above described land than the entire and undivided fee simple estate therein, then the royalties and rentals herein pro-  
vided shall be paid the lessor only in proportion which his interest bears to the whole and undivided fee.

Lessee shall have the right to use, free of cost, gas, oil and water produced on said land for its operation thereon, except water from wells of lessor.  
When requested by the lessor, lessee shall bury his pipe lines below plow depth.

No well shall be drilled nearer than 200 feet to the house or barn now on the premises, without the written consent of the lessor.  
Lessee shall pay for damages caused by his operations to growing crops on said lands.

Lessee shall have the right at any time to remove all machinery and fixtures placed on said premises, including the right to drape and remove casing.  
If the estate of either party hereto is assigned, and the privilege of assigning in whole or in part is expressly allowed, the covenants hereof shall extend to their  
heirs, executors, administrators, successors or assigns, but no change in the ownership of the land or assignment of rentals or royalties shall be binding on the lessee un-  
til after the lessee has been furnished with a written transfer or assignment or a true copy thereof; and it is hereby agreed in the event this lease shall be assigned  
as to a part or parts of the above described lands and the assignee or assignees of such part or parts shall fail or make default in the payment of the proportionate part  
of the rentals due from him, or them, such default shall not operate to defeat or affect this lease in so far as it covers a part or parts of said lands which the said lessee or any a  
assignee thereof shall make due payment of said rental.

Lessor hereby warrants and agrees to defend the title to the lands herein described, and agrees that the lessee shall have the right at any time to redeem from  
lessor, by payment, any mortgage, taxes or other liens on the above described lands, in the event of default of payment by lessor, and be subrogated to the rights of  
the holder thereof.

First party agrees to drill a water well, for second parties as an additional  
consideration for the lessor of said property or in case the first well is a dry hole  
to leave it so that water may be used therefrom.

In Testimony Whereof We Sign, this 20 day of November 1922.

WITNESS  
James A. Dowdy (SEAL)  
Mary Dowdy (SEAL)  
(SEAL)  
(SEAL)

## ACKNOWLEDGMENT TO THE LEASE

STATE OF OKLAHOMA, County of Tulsa, ss.  
BE IT REMEMBERED, That on this 20 day of November 1922, in the year of our Lord, one thousand nine  
hundred and twenty two, before me, a Notary Public, in and for said County and State, personally appeared  
and acknowledged to me that they executed the within and foregoing instrument and acknowledged to me that  
to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that  
same as free and voluntary act and deed for the uses and purposes therein set forth.  
In Witness Whereof, I have hereunto set my official signature and affixed my notarial seal the day and year first above written.

My Commission Expires Notary Public.

## ACKNOWLEDGEMENT WHERE THE LESSOR SIGNS BY MARK

STATE OF OKLAHOMA, County of Tulsa, ss.  
On this 20 day of November 1922, before me, the undersigned, a Notary Public, in and  
for the County and State aforesaid, personally appeared  
and acknowledged to me that they executed the within and foregoing instrument by their mark in my presence and in the pre-  
sence of  
as witnesses, and acknowledged to me that they executed the same as free and voluntary act and deed for the uses and pur-  
poses therein set forth.  
Given under my hand and seal of office the day and year last above written.

My Commission Expires Notary Public.

NOTE—The signature by mark of a lessor who cannot write his name must be witnessed by two witnesses, one of whom must write lessor's name near such  
mark.

## ASSIGNMENT

KNOW ALL MEN BY THESE PRESENTS:  
That \_\_\_\_\_ of \_\_\_\_\_  
State of \_\_\_\_\_ the within named grantor, in consideration of the sum of \_\_\_\_\_ DOLLARS to \_\_\_\_\_ in hand paid, the  
receipt whereof is hereby acknowledged, do hereby sell, assign, transfer, set over and convey unto \_\_\_\_\_  
heirs, and assigns, the within grant.  
TO HAVE AND TO HOLD THE SAME FOREVER, subject nevertheless, to the conditions therein contained.  
In Witness Whereof, the said grantor \_\_\_\_\_ hereunto set \_\_\_\_\_ hand \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_  
(SEAL)

## ACKNOWLEDGMENT OF THE ASSIGNMENT TO THE LEASE

STATE OF OKLAHOMA, County of Tulsa, ss.  
Be It Remembered, That on this 20 day of November 1922, in the year of our Lord, one thousand nine hundred and  
twenty two, before me, a Notary Public, in and for said County and State, personally appeared James A. Dowdy  
and Mary Dowdy to me known to be the identical person who executed the within and foregoing in-  
strument and acknowledged to me that they executed the same as free and voluntary act and deed for the uses and purposes therein set forth  
In Witness Whereof, I have hereunto set my official signature and affixed my notarial seal the day and year first above written.

My Commission Expires April 18, 1925. (Seal) J. H. Homrighausen, Notary Public.