

443

following property, estate, right, title and interest therein, to-wit;

An undivided 1/4 interest in all of the oil, gas, coal and other minerals now, or at any time hereafter, lying in or under the following described tract of land (of any part thereof,) situated in the County of Tulsa, State of Oklahoma, described as follows, to-wit;

The Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Eighteen (18), Township Sixteen (16) North, Range Thirteen (13) East.

Also an undivided 1/4 interest in all my right, title and estate, under and by virtue of an oil and gas mining lease, or other mineral lease, now or hereafter existing upon said premises, or any part thereof including all rents and royalties accrued, and also the perpetual and irrevocable right, privilege and easement of entering upon said lands and searching for, drilling wells, sinking shafts, mining, digging, extracting, taking and carrying away all of the oil, gas, coal and other minerals in or under said lands, or that may be found therein or thereunder, and also the right to possession and use of so much of said premises at all times as may be necessary to the practical carrying out of the purposes and provisions of this grant.

TO HAVE AND TO HOLD, all the aforegranted estate, property and easement, together with all and singular the rights, privileges and hereditaments thereunder belonging or appertaining, unto the said Philip J. Kramer, Luther P. Lane and R.P. Colley, their heirs, successors and assigns in fee simple forever.

And the said H.C. Hall and Mary Hall, his wife, for themselves their heirs, successors and personal representatives, do.. hereby covenant and agree to and with said Philip J. Kramer, Luther P. Lane and R.P. Colley, their heirs, successors, and assigns, that at the delivery of these presents, they lawfully seized in .... own right of an absolute and indefeasable estate of inheritance in fee simple of, in and to all and singular the aforesaid premises and property, that they have good right to sell and convey the same, and warrants the same to be free, clear, discharged and unencumbered of and from all former grants, titles, charges, judgments, taxes, assessments, and encumbrances of whatsoever kind and nature, except an oil and gas leasehold estate, hereinafter referred to which is recorded in the office of the County Clerk of Tulsa County, Oklahoma;

It is hereby expressly declared that whereas the land, particularly described in this conveyance is understood to be subject to an oil and gas mining lease in favor of B.L. Abicht and C.E. Suppes it is intended that said outstanding lease is fully embraced in the general terms of this conveyance, so as to pass to, and vest in said Philip J. Kramer, Luther P. Lane and R.P. Colley 1/4 interest not only in the oil and gas, but also all rents and royalties therein reserved to the lessor, precisely as if said Philip J. Kramer, Luther P. Lane and R.P. Colley, had been at the date of making of said lease, the owner in fee of a 1/4 interest in and to the lands described, and himself one of the lessors therein.

And it is hereby further expressly declared that it is the true intent and purpose of this conveyance to pass to and vest in the said Philip J. Kramer, Luther P. Lane, and R.P. Colley, an undivided 1/4 interest in all the mineral and mineral rights in the land first described herein, or that at any time may be found therein or thereunder, and all grantor's rights to operate for said minerals, and deal and contract with regard thereto, including the leasing thereof, as fully to all intent and purposes as if the said Philip J. Kramer, Luther P. Lane and R.P. Colley, was the absolute owner of the entire title and estate in said lands.

IN WITNESS WHEREOF, they have set their hands this 17th day of March, 1924.

H.C. Hall  
Mary Hall