

256975 C.J.

## ROYALTY DEED

COMPARED

KNOW ALL MEN BY THESE PRESENTS:

That P. C. Dean of Tulsa, Oklahoma for and in consideration of the sum of One Thousand Dollars (\$1,000.00), receipt of which is hereby acknowledged have granted, bargained, sold, conveyed and set over, and does by these presents grant, bargain, sell, convey set over to Bement Oil Corporation, its successors and assigns, all the following property, estate, right, title and interest, to-wit:

An undivided interest in all of the oil, gas and other minerals now, or at any time hereafter lying in or under the following described tract of land, or any part thereof, to-wit:

The Northeast quarter of the Southeast quarter, and the East Half of the Southeast quarter of the Southeast quarter, of Section 20, Township 21 North and Range 14 East

containing 60 acres more or less situated in the County of Tulsa, State of Oklahoma; and also an undivided one half interest in all my right, interest and estate under and by virtue of any 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 to accrue; and also the perpetual and irrevocable right, privilege and easement of entering upon said lands and searching for, drilling wells, extracting, taking and carrying away all of the oil, gas 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 easements, together with all and singular the rights, privileges and hereditaments thereunder belonging or appertaining, unto Bement Oil Corporation, its successors and personal representatives for a term of 10 years and as long thereafter as oil or gas is produced from said premises, and the grantor does hereby covenant and agree to and with Bement Oil Corporation, its successors and assigns, that at the delivery of these presents he is lawfully seized in his own right of an absolute and indefeasible estate of inheritance in fee simple of, in and to all and singular the aforesaid premises and property as to the interest therein above set forth; that he has good right to sell and convey the same, and warrants the same to be free, clear, discharged and unincumbered 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 and whereas the land, particularly described in this conveyance, is understood to be subject to an oil and gas mining lease in favor of D. P. and P. C. Dean 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 Bement Oil Corporation, a one half interest, not only in the oil and gas but also all rents and royalties therein reserved to the lessor, precisely as if Bement Oil Corporation had been at the date of the making of said lease, the owner in fee of a one-half 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 Bement Oil Corporation an undivided one half 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 intents and purposes as if the said Bement Oil Corporation was the absolute