

262059 C. J.

SALE OF OIL AND GAS ROYALTY

INTERNAL REVENUE

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KNOW ALL MEN BY THESE PRESENTS:

That Claude E. Adrean and Pearl G. Adrean of Tulsa County, Oklahoma; for and in consideration of the sum of SIX HUNDRED AND TWENTY-FIVE DOLLARS Dollars, (\$625.00), receipt of which is hereby acknowledged, have granted, bargained, sold, conveyed and set over, and do by these presents grant, bargain, sell, convey and set over unto Fern Benjamin her heirs, successors and assigns all the following property, estate, right, title and interest therein, to-wit:

An undivided one-eighth 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 (or any part thereof,) situated in the County of Tulsa, State of Oklahoma, described as follows, to-wit:

Lots Eighteen (18) and Nineteen (19) in Block Two (2), in Trimble Sub-division, being a part of the Northwest Quarter of Section 8, Township 19 North, Range 12 East, the purpose of this conveyance being to convey to said Fern Benjamin a one-eighth of our one-sixth royalty in the foregoing described property.

Also an undivided one-eighth interest in all the 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 Fern Benjamin her heirs, successors and assigns, in fee simple forever.

And the said Claude E. Adrean and Pearl G. Adrean, for themselves their heirs, successors and personal representatives, do hereby covenant and agree to and with said Fern Benjamin her heirs, successors and assigns, that at the delivery of these presents, they are lawfully seized in their 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, 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 H. F. Worley 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 Fern Benjamin a one-eighth interest not only in the oil and gas, but also all rents and royalties therein reserved to the lessor, precisely as if said Fern Benjamin had been at the date of making of said lease, the owner in fee of a one-eighth 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 Fern Benjamin an undivided one-eighth interest in all the mineral rights in the land first described herein, or that at any time may be