

RUNSHEET 101

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San Antonio Association of Professional Landmen Annual Mid-Winter Seminar
February 18, 2006

This paper will discuss the manner of preparation of a “Runsheets” concerning land in Texas, by a landman from the records of an abstract company, if available, and from the Official Public Records of the County Clerk, and the Minutes of the District Clerk, collectively “Public Records,” in the county where the land covered by an oil and gas lease is located. This paper will provide a very practical hands-on description of the necessary steps to follow in order to prepare the Runsheets. The first part of this paper is addressed to lesser experienced landmen, who are now assigned the task of preparing a Runsheets for use by an attorney in the preparation of a title opinion in anticipation of the oil and gas company drilling a well. The later part of this paper will contain a discussion on “risk management” as applied to the content of Runsheets, which is included in this paper for the company management, who are charged with the task of getting the title clearance necessary to facilitate the drilling of the well.

I. RUNSHEET PREPARATION

A “Runsheets” as the term is commonly used today in the oil and gas exploration industry is, in its simplest form, a list in chronological order of all recorded instruments and proceedings, of whatever kind or character, which in any manner affect the subject land, or any estate or interest therein. Traditionally, following the characteristics of an abstract of title, the Runsheets would cover the period of time from sovereignty of the soil to the most current date obtainable in the present. A Runsheets is prepared from the Public Records of the county in which the subject land is located.

When you are assigned the task of preparing a Runsheets, you may be given an extensive package of materials including lease purchase reports, a mineral take-off that was used for leasing the land, copies of the oil and gas leases, plats and other related information the company may have in its possession. However, you may only receive a copy of the current oil and gas lease and a plat. This paper has been prepared on the assumption of the latter. That is really all the information that you really need.

A. **TOOLS.** The preparation of Runsheets has not changed much in the last twenty-five years to my knowledge, with the exception of the dramatic abundance of computer data and the assistance of computers in the actual drafting and presentation of the Runsheets. In order to prepare a Runsheets, you will find it helpful if you have all or some of the following tools:

- a. pen or pencils
- b. paper, legal pads or notebook
- c. engineering scales (Allen scales, copy attached as page A-1)

- d. protractor or compass (Pronto Land Measure Compass, copy attached, as page A-2)
- e. index checklist (example attached as pages A-3a, A-3b)
- f. Runsheet form (example attached as page A-4)
- g. index cards (optional)
- h. Runsheet cover letter
- i. notebook or laptop computer with word processing software, spreadsheet software, and plotting software for platting metes and bounds descriptions, and
- j. handheld scanner (optional, but useful, example attached as page A-5)

Obviously the tools you use will be dictated in part by your computing skills, the county clerk's disposition and rules, and the number of other landmen who are crowded into the same working space as you.

B. USE OF ABSTRACTS. Prior to actually beginning your courthouse review, you should determine whether any abstracts of title are available for your review. Historically, Lessors were given copies of abstracts of title by the oil companies when they had completed their examination or the landowner acquired them as a part of their acquisition of the subject land, which generally speaking is not the current real estate practice. If an abstract of title exists and is available, borrow it if possible, and forward a copy to the title examiner. If you cannot borrow the abstract, obtain the owner's permission to review the abstract in the most reasonable manner possible. At that point, copy it, scan it or hand copy the index of the documents contained, including the abstract number, the description of the land covered, the beginning and closing date of the abstract. If you obtain an abstract, then your Runsheet would cover the period of time from the closing date of the abstract to the most current date in the present.

C. ABSTRACT OR TITLE COMPANY. Where available, the records of the abstract company in the county in which the work is to be completed, should be used covering the period from sovereignty of the soil to and including the most current date possible in their records. Many abstract companies have been converted to title companies, but may allow you to use the old survey books or survey cards to begin the work on your Runsheet. Their records are set up by survey or abstract number, and therefore, quickly limit the scope of the review necessary to prepare a Runsheet.

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The records of the abstract company will be used to develop a preliminary Runsheet, which will be completed later by a review of the Public Records. The preliminary Runsheet should be prepared using all or some of the following steps:

1. Be sure to determine the current date of their records, particularly in relation to the current date of the records in the County Clerk's office and District Clerk's office.
2. Examine all cards or books as to the particular survey or surveys, as the case may be, in which the property is located.

3. All instruments affecting title to the property should be listed on the Runsheet giving name of parties, date of instruments, date of the recording of instruments, recording data, number of acres included in conveyance, and any relevant remarks regarding mineral reservations or conveyances.

4. All other instruments should be listed on the Runsheet, including but not limited, to deeds of trust, abstracts of judgments, all probate matters, and district court matters.

5. In addition to the survey book or survey cards in the abstract company office, a check should be made with the local abstractor as to whether there is a name card file in the abstract company. If there is a name card file in the abstract company, check each name listed in your preliminary Runsheet with regard to the record title owners of the property. Names of parties in oil and gas leases or other extraneous instruments will not be necessary to be checked. The name card files will reveal probate proceedings and affidavit type instruments, some of which may be difficult to locate in the Public Records.

D. REVIEW OF PUBLIC RECORDS. Once the preliminary Runsheets have been prepared in the abstract company, a review of the necessary instruments in the Public Records of the County Clerk and District Clerk must be conducted to determine that the Runsheet does in fact cover the subject land and that all instruments relating to the subject land have been included in the Runsheet. This review should be made from the Indices, both Direct and Reverse, of the "Official Public Records of Real Property" of the county in which the land is located, which may include Deed Records, Oil and Gas Lease Records, Deed of Trust Records, State and Federal Tax Lien Records, Lis Pendens Records, Abstract of Judgment Records, Mechanics and Materialmans Lien Records, Financing Statement Records, Probate Records and District Court Records, both those maintained by hard copy in books or volumes and those maintained in digital form, to determine that the records in the abstract company did, in fact, include all instruments affecting record title to the subject land.

a. As used in later sections of this paper, the term "Deed Records" shall refer to Deed Records, Real Property Records, Official Records or similar named records in which conveyances of any interest in the subject land, or other instruments relating to the ownership of the subject land, such as affidavits, may be recorded.

b. The term "Deed of Trust Records" shall refer to Deed of Trust Records, Mortgage Records, Mechanics and Materialmans Lien Records or similar named records in which the instruments creating real property liens by agreement of the parties are recorded, but such term shall not include Financing Statement Records.

c. The term "Lien Records" shall refer to State Tax Lien Records, Federal

Tax Lien Records, Abstract of Judgment Records, or similar records by which liens are statutorily granted or obtained by recordation of an instrument (and may include Mechanics and Materialmans Lien Records).

d. The term “Probate Records” shall refer to the original court files and the files as transcribed and maintained, which are generally maintained by volume and page, in the office of the county clerk relating to the probate or administration of the estate of a decedent.

e. The term “District Court Records” shall refer to the original court files and the Minutes of the District Court, whether one or more, which are generally maintained by volume and page, and shall include for the purposes of this paper the Lis Pendens Records maintained in the office of the County Clerk.

1. Check with the County Clerk to determine that all Deed Records, Deed of Trust Records, State and Federal Tax Lien Records, Lis Pendens Records, Lien Records, Probate Records and District Court Records were examined during your search. Many counties have used different names throughout the history of the respective county, including, Real Records, Real Property Records, Official Records, Oil and Gas Records, Oil and Gas Lease Records or any derivation of any such records. It is important to correctly identify the proper name of the record in which the instrument is located.

2. All discrepancies in the descriptions should be noted in your Runsheets. Should any Index not cover both Direct and Reverse, please note the same in your Runsheets.

3. All differences or discrepancies in the Public Records should be noted in your Runsheets. As to the dates and periods of time covered, determine from the County Clerk the closing date of all Records in the Indices and the Daily Register. Should any Index not cover both Direct and Reverse, note same in your Runsheets. If there are any unusual Records which have been examined note same in your Runsheets.

E. COURTHOUSE RECORDS REVIEW. The following procedures will generally outline the steps which are necessary to complete to proceed with the preparation of the Runsheets. All records are organized somewhat differently and your use of a common sense approach to your methods and procedures will always be helpful. The following procedures apply whether an abstract has been reviewed or the records of an abstract company have been reviewed; just different periods of time will be reviewed at the courthouse as applicable.

1. A chain of title is run and established for a period of time, whether it be from sovereignty of the soil or some later date to the most current date present. The chain of title includes the name of all the owners of any interest in the subject land in chronological order for the period of time in which they own an interest in the land, which in its simplest form is a “flowchart” (an example is attached as page A-6). The

chain of title reflects the passage of title to the subject land from one owner to the next.

2. The flowchart is a diagram of the transactions revealed by the abstract or records review, containing the names of the grantors and grantees, the date of instrument, its nature, recording reference (book/volume and page) and what it purports to cover.

3. The recording statutes in Texas are what is legally called “pure notice statutes.” Not all states have pure notice statutes, some have “pure race statutes” or “race-notice statutes.” The Texas statutes are not dependent on when an instrument is filed; therefore, once a name is encountered in the chain of title, the name should be run in the indices and records up to the closing date of the Runsheet.

4. To establish a chain of title you should begin with a copy of the Oil and Gas Lease or Leases covering the subject land to be covered by the Runsheet. Most leases set forth a short description of the subject land, which refers one to the specific volume and page in the Deed Records where an instrument containing a metes and bounds description can be found. This reference instrument is usually the instrument by which the lessor acquired title to the subject land. Once this instrument is located, you should record the pertinent information on an index card, legal pad or notebook computer as a beginning point. This method for establishing a chain of title is useful for each instrument in the chain of title which refers to an earlier instrument.

5. If your copy of the Oil and Gas Lease, or some other instrument in the chain of title, does not refer to an earlier instrument, then you will have to use the Grantee or Reverse Index to Deed Records. Begin with the date of the lease or the date of the last instrument that you have found, and run the index back in time against the subject person until you find the instrument by which he acquired title to the subject land. Continue with this or the above method until you have established a complete chain of title from the present owner back to sovereignty.

6. In using the above methods to establish a chain of title from the present owner back to sovereignty, you will sometimes be unable to find a recorded conveyance of the subject land into an owner. In such case, you may resort to one or more of the following methods:

(a) Search the Index to Probate Records against all persons with the same surname to determine whether the subject owner acquired the subject land by devise.

(b) Search the Grantee Index to Deed Records against all persons with the same surname for conveyances, heirship affidavits or other instruments which would indicate that the subject owner acquired the subject land by inheritance.

(c) In the case where the owner is a woman, you should search the Index to Marriage Records to determine whether she has changed her name.

(d) Search the Index to the District Court Records to determine whether the owner acquired title through some legal proceeding.

7. If all of the above methods fail, you should attempt to establish the chain of title from the sovereignty of the soil down to the last owner of the subject land that you have found. Search the Grantee Index to Deed Records against the name of the original patentee to find the patent or grant from the sovereign. This search should begin with the earliest index and continue forward in time until the patent is found. You should note that it is not uncommon to find a patent recorded for the first time as late as one hundred years after the date of the patent. Once the patent is found, you should begin with the date of the patent, and search the Grantor Index to Deed Records against the name of the original patentee and all successive owners until the chain of title is established.

8. In using the above method if you are unable to find a recorded conveyance of the subject land out of an owner, you should try to one or more of the methods set forth in paragraph 6 above.

F. CHECKLIST OF RESEARCH. Once a complete chain of title for the subject land has been established, you should search each of the indices set forth below against all owners of the subject land, to wit:

1. Grantor Index to Deed Records against all owners of the subject land in order to determine whether they have transferred the same land or any interest therein twice.

2. Grantee Index to Deed Records against all owners of the subject land in order to find any other instruments affecting the subject land.

3. Index to Probate Records, where necessary, to determine ownership of the subject land.

4. Index to the District Court Records against all owners of the subject land in order to determine whether any civil suits affect the subject land.

5. Grantor Index to Deed of Trust Records against all owners of the subject land to determine whether any mortgages affect the subject land.

6. Indices to the Lien Records, if other than Items 7-10 below, against all owners of the subject land to determine whether any liens affect the subject land.

7. Index to Lis Pendens Records against all owners of the subject land to determine whether any legal actions are pending against the subject land.

8. Index to Abstract of Judgment Records against all owners of the subject land for at least the ten (10) year period preceding the present date to determine whether there are any judgment liens affecting the subject land.

9. Index to Federal Tax Lien Records against all owners of the subject land for at least the ten (10) year period preceding the present date to determine whether there are any Federal tax liens affecting the subject land.

10. Index to State Tax Lien Records against all owners of the subject land for at least the ten (10) year period preceding the present date to determine whether there are any state tax liens affecting the subject land.

11. A search should be made in the Daily Register of Instruments against all owners of the subject land from the date of the last entry in the Index to Real Property Records to the present date to determine whether any instruments affecting the subject land have been filed for record.

A. The results of the search above for each instrument or proceeding should be recorded on index card, legal pad, Runsheet software on your notebook or laptop, and should contain the following information for each instrument or proceeding that you find which affects the subject land:

- (a) Grantor
- (b) Grantee
- (c) Nature of instrument
- (d) Date of instrument
- (e) Date instrument filed for record
- (f) Recording information
- (g) Acreage
- (h) Remarks

B. After completing the necessary steps in preparing the run sheet and regardless of the method used to record the individual instruments or proceedings, the instruments and proceedings will need to be arranged in chronological order and the information thereon transferred to the final Runsheet.

C. In order to conduct the above search efficiently, you may choose to use a research checklist. In the "name" column, you should record the name of each owner of the subject land, beginning with the original patentee and continuing down to the present owner. Then, in the "date" column, for each owner, you should record the year in which he acquired title and the year in which the conveyance out of him was filed for record.

1. Proceed to check each index set forth on the checklist one at a time against all owners of the subject land. The scope of search for each owner will be from

the date he acquired title to the present. Record the pertinent information about each instrument and proceeding that you find which affects the subject land.

2. After you have completed searching each index, arrange the instruments and proceedings in chronological order. You should determine whether there are any unreleased liens or leases or any other outstanding matters. It may be necessary to search the indices again to find releases, heirship affidavits or other instruments and proceedings in order to cure any outstanding matters.

G. ONLINE RESEARCH. To date the Public Records of approximately 87 counties are currently available online through the internet (a schedule of the counties are attached hereto as page A-7a). Of the approximately 87 counties, the records of only 8 counties cover the period from sovereignty of the soil to the present. The others cover different periods of time depending generally on when each county started digitizing its records. Many of the Public Records may be accessed directly through the county website or in some cases, the County Clerk's website. For the most part the Public Records are available online through commercial online title search companies. Regardless of the manner in which you access the records, the provider in each case clearly states through a multiple page agreement or on the face of the document itself that it disclaims any representation or warranty as to the accuracy of the information, and if you use such service and access such records, you do so at you own risk. The search engines are sometimes difficult to maneuver within, similar to the digitized Public Records in the Courthouse. As is always the case with research or indexing records at a computer terminal, whether it be at the courthouse or online at your office, there is no standardized system for the data input, and in most cases, the person who is charged with the task of data input is left to their own imagination as to how to abbreviate entities, trusts, or persons with more letters than will fit in the dialog box.

While we view the online records as a very useful tool, our experience with attempting to prepare a Runsheet online has proven to be tedious and time consuming, and with the knowledge that when a person prepares a Runsheet online without verification at the courthouse, that person assumes the responsibility for the accuracy of the data included in the Runsheet. However, the online Public Records have proven to be very helpful in reviewing documents online from a Runsheet prepared by a field landman from the Public Records at the courthouse. The courthouses are open Monday to Friday, 8 a.m. to 5 p.m., if you are lucky, and these days very crowded, but the online Public Records are available 24/7, which is very useful when the rig is on its way to the location. We have also found the online records very useful in filling gaps that may appear in the chain of title and also as means of assisting with the preparation of curative materials. In addition to the county Public Records online, the Secretary of State, Comptroller of Public Accounts, Texas Railroad Commission and most governmental agencies have websites in which to search for information regarding individuals and entities.

H. **RUNSHEET ORDER AND CONTENT.** Runsheets come in many shapes and sizes, containing all the information needed to conduct a through examination of title to the subject land, and sometimes not, as the case seems to be more often with the influx of inexperienced persons to the land business and the intense pressure to meet drilling deadlines. To some extent, the content of a Runsheet is subjective, depending on the preparer and the extent of detail beyond the basic recording information which is included in the Runsheet.

1. The Runsheet should contain a separate entry for each instrument and proceeding determined from the review of the Public Records as described above. It should also include any instrument referenced in any instrument, whether or not the referenced instrument appears to apply to the subject land or not.
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2. As noted above, the Texas recording statutes are not dependent upon when an instrument is filed; therefore, all Runsheets should be arranged in Texas by instrument date and not by file date. Arranging them by instrument date not only makes it easier for the title attorney to examine but also allows the attorney to determine when issues arise concerning the recording statutes. The recording statutes apply in Texas when a Grantor makes a conveyance of an interest in land which is not filed until after the same Grantor makes a subsequent conveyance of the same interest to a different Grantee. If the Runsheet was arranged by file date the examining attorney would read the second instrument first and would not be aware at that point in time that a previous conveyance had been made, which would trigger the application of the recording statutes.

3. Probates should not be placed in the Runsheet on the date of the Will or the date that the probate is filed, but rather on the date of the death of the Decedent because a Will becomes effective upon the death of the Decedent. If the probate proceedings do not reveal the date of death, then the probate proceedings should be placed in the Runsheet on the date the proceedings were filed and not on the date of the Will.

4. Law suits should be inserted in the Runsheet on the date of the judgment. The recording statutes of Texas only apply to instruments that are filed in the Deed Records in the County Clerk's Office and not the District Court Records. A person is only on notice of the instruments and proceedings of the District Court filed in the Deed Records. If there is some reference in the Deed Records to a law suit filed in the District Clerk's Office, then under Texas case law, you are on notice and have a duty to make a reasonable review of the District Court Records to review the file and insert those proceedings in the Runsheet. Therefore, one is not on notice of a judgment in the District Court Records, unless a certified copy or an abstract thereof is filed in the County Clerk's Office.

5. With respect to Affidavits of Heirship, the examination is more logical for the examining attorney if such affidavits are placed in the Runsheet on the date of death of the decedent and not on the date of the affidavit. In this case, the examining attorney will recognize conveyances by heirs of the decedent immediately and can avoid the

confusion caused by such conveyances as strangers to the title.

6. As stated before it is very important to the examining attorney that the specific record where the instrument or proceedings are recorded be clearly identified, whether Deed Records, Official Records, Official Public Records and so forth.

7. Beyond the basic recording information and in the proper chronological order, what should a Runsheet include? This depends in part whether the examination is to be a “stand-up” conducted by the attorney at the courthouse, or an examination in more of the nature of an abstract examination from the Runsheet with copies of all instruments listed on the Runsheet. Each approach will depend on the company ordering the Runsheet and title examination.

8. A Runsheet for a stand-up examination should include as a minimum the following (this is the bare minimum and not the preferred):

a. Runsheet containing all instruments and proceedings pertinent to the tracts, preferably in a common, digital format.

b. Plats sufficient to identify the subject land.

c. Copies of all oil and gas leases, if only memoranda are recorded.

d. Cover letter identifying the preparer, description of the property, scope of search as to surface and minerals or any limitation thereon, time period covered and the order in which the instruments are included, the records reviewed in the preparation of the Runsheet, a list of the names/entities searched and the period of time searched for each, and any exceptions and limitations on the Runsheet.

e. Tax Certificates, not uncertified tax statements, which may not be relied upon for establishing the payment of taxes in prior years.

9. A Runsheet with copies of the instruments to be examined more in the nature of an abstract should include as a minimum the following:

a. Runsheet containing all instruments and proceedings pertinent to the tracts, preferably in a common, digital format.

b. Plats sufficient to identify the subject land, but preferably plats showing the outsale of tracts, and in the best situation, plats for each instrument in the Runsheet, including plats prepared on a plotting program that show if the metes and bounds descriptions close.

c. Copies of all documents contained in the Runsheet along with any curative documents that may have been obtained.

- d. Separate copies of the current Oil and Gas Leases for the subject land.
- e. Copies of the reference Deeds described in any current Oil and Gas Lease.
- f. Brief Flowchart containing surface and mineral information only.
- g. Tax Certificates, not uncertified tax statements, which may not be relied upon for establishing the payment of taxes in prior years.
- h. Cover letter identifying the preparer, description of the property, scope of search as to surface and minerals or any limitation thereon, time period covered and the order in which the instruments are included, the records reviewed in the preparation of the Runsheet, a list of the names/entities searched and the period of time searched for each party, and any exceptions and limitations on the Runsheet.

II. RISK MANAGEMENT

This part of the paper will contain a discussion on “risk management” as applied to the content of Runsheets or limitations of the content of Runsheets, which may be a part of the policy of those members of the company management, who are charged with the task of getting the title clearance necessary to facilitate the drilling of the well. In the recent past, we have noticed a dramatic shift by company land management to view some aspects of title examination as a part of an overall risk management strategy. This may have occurred because of a need to complete examinations faster or to save money, or because they now view title as something that can be assigned a risk factor, much the way the production department and exploration department assign a risk factor to wells before they are drilled. Whatever the reason may be on a company by company basis, the following discussion sets forth many of the limitations on the manner of the preparation of Runsheets by the field landman in today’s oil and gas environment.

A. PUBLIC RECORDS REVIEW.

1. Many companies encourage their field landmen to not review every document for overall content or in its entirety, but simply determine if it applies to the subject land and include it on the Runsheet. Their position on is that the examining attorney has the responsibility of making the determination of whether instrument applies or is relevant to the subject land. Many companies take the position, when in doubt include the instrument.
2. Many companies limit the scope of the Runsheet by not including title to the surface estate where same has been severed from the mineral estate. The Runsheet will include the instrument severing the mineral estate from the surface estate and include a notation that the title to the surface was not run beyond such date.

3. As to prior Oil and Gas Leases, those of record other than the current client leases, many companies limit the scope of the Runsheet by not running the leasehold title to the prior Oil and Gas Leases, with a notation in the Runsheet that such title has been excluded subsequent to the recordation of the Leases. There are many variations on this limitation, which involve picking a date in the past in which to not run title to the prior Oil and Gas Lease leasehold title, but running the leasehold title for all prior Oil and Gas Leases which are recorded after a certain date in the past. Generally, thirty years seem to be a popular number of years. In some cases, the Runsheet contains a limitation that none of the leasehold title to prior Oil and Gas Leases was run, rather the records of the abstract company were relied upon.

4. With respect to prior Liens, whether they be created by mortgages, deeds of trust, mechanics and materialmans liens, security agreements, vendor's liens or supplements or amendments thereto (collectively "Prior Lien"), many companies limit the scope of the Runsheet by not running a Prior Lien which is dated prior to a certain date in the past. Generally thirty to forty years is the time period selected. In some cases, the Runsheets do not even include the Prior Lien if it is dated before the selected date, or it may be listed and not run forward in the Public Records. Some companies will include Prior Liens that occur before a certain date only if same have been foreclosed. With respect to Prior Liens after the selected date, many companies will only list on the Runsheet those which in the field landman's opinion have not been released.

5. Many times companies will limit the scope of the Runsheet to not include any subsequent title review of easements or rights-of-way beyond the date of the original conveyance with the appropriate notation of same in the Runsheet. In addition, any lien interest created in any right-of-way or easement would be excluded from the coverage of the Runsheet.

6. Many companies will not run the District Court Records unless the Deed Records or Lien Records or others reveal a Lis Pendens or Abstract of Judgment, or an instrument in the Runsheet contains a reference to a cause of action in the District Court Records.

7. Many companies will limit the scope of the Runsheet to not include any review of the Indices of Abstract of Judgment Records or Lien Records for more than ten to fifteen years prior to the closing date of the Runsheet, unless some instance occurs that would cause a reason to include same.

8. Many companies will limit the scope of the Runsheet by instructing the field landman not to run the name of a person or entity beyond the filing date of the instrument in which such person or entity divests itself of title to all interest in the subject land, but run the names of all owners within the past ten years as to surface and mineral ownership.

9. The most radical departure from the traditional manner of preparing Runsheets has been by many companies limiting the scope of the Runsheet to give the preparing landman a date certain, other than severance from sovereignty, in which to start the review of the Public Records. In some cases the date of 1900 has been selected, with instruction to the field landman to include the patent or grant and to review all conveyances of the subject land prior to 1900 for any mineral reservations or conveyances.

B. CONSEQUENCES

Every title to a specific tract of land is unique and subject to the exception to the general rules. Although not common before Spindletop at the beginning of the twentieth century, the earliest mineral severance known to this attorney is in 1883, if you do not include the reservations by certain of the successive sovereigns prior to the Republic of Texas. Each instrument is unique, many times drafted by the less artful and not cognizant of the relevant statutes regarding liens and foreclosures, construction of descriptions and proper parties to conveyances and many more to numerous to list. Each company in today's environment must make its own decision as to the limitation of the information on which it chooses to base its decision to spend millions of dollars for one well. Suffice it to say, each limitation placed on a landman on the manner of preparation of the Runsheet on which the examining attorney is to base the title, limits the best data available to the company in assessing its risks relevant to drilling a well.

I would like to acknowledge the assistance of Arthur Moore, John Clennan, Joel Muscat and Howard Martin of our firm for their input on this paper, particularly the likes and dislikes of the Runsheets we have seen in today's environment, and acknowledge the writings of Fred A. Lange, and a prior paper on the subject by John R. Thomason, Huntsville, Texas. And finally, I would like to acknowledge my legal assistant, Yacsenia Rebollar, for assisting in the preparation of this paper and tolerating my continual re-writing of the material.