

DATE: [Insert Date]

TO: [Client Name/Company Name]

ATTN: [Specific Contact Person]

ADDRESS: [Client Address]

RE: TITLE OPINION

Property Description: [Insert Legal Description of Lands, including Township, Range, Section, and County/State]

Acreage: [Insert Number of Acres]

Mineral Interest: [Oil, Gas, and other Minerals]

1. SCOPE OF EXAMINATION

This opinion is based solely upon the examination of the following documents: [List Abstract of Title, County Records, or specific instruments examined]. The examination covers the period from [Inception/Patent Date] to [Certification Date] at [Time].

2. OWNERSHIP SUMMARY

Based on the records examined, we find the title to the Mineral Estate in the subject lands to be vested as follows:

Mineral Ownership:

- [Owner Name 1]: [Percentage/Fractional Interest]
- [Owner Name 2]: [Percentage/Fractional Interest]

Leasehold Ownership (Working Interest):

- [Lessee Name]: [Percentage]

3. EXISTING LEASES

The subject minerals are currently encumbered by the following oil and gas leases:

- **Lessor:** [Name]
- **Lessee:** [Name]
- **Date:** [Date]
- **Recording Info:** [Book/Page or Instrument Number]
- **Primary Term:** [Years]
- **Royalty:** [Fraction]

4. ENCUMBRANCES AND LIENS

The following liens, mortgages, or encumbrances affect the subject mineral interest:

- [Description of Lien or "None"]

5. REQUIREMENTS AND COMMENTS

The following requirements must be satisfied to clear title defects:

1. **Requirement 1:** [e.g., Obtain Affidavit of Heirship for...]
2. **Requirement 2:** [e.g., Record Release of Mortgage for...]
3. **Requirement 3:** [e.g., Provide proof of production for...]

6. LIMITATIONS

This opinion does not cover matters not appearing of record, such as survey discrepancies, physical possession, or unrecorded instruments. This opinion is for the sole use of the Addressee.

Sincerely,

[Signature]

[Name of Attorney/Landman]

[Firm Name]