Lea County Document Type Codes: Why O&GL Is Not the Lease Chain

LMJ Chalk Talk · Site Walkthrough 104 · Lea County Clerk, New Mexico

Today it's the Lea County Clerk's document types: the short codes in the Doc Type column, and why you can't run a lease chain on just one of them.

Every screen here is a real frame from the video, on the Lea County Clerk's public site.

Questions about your title?

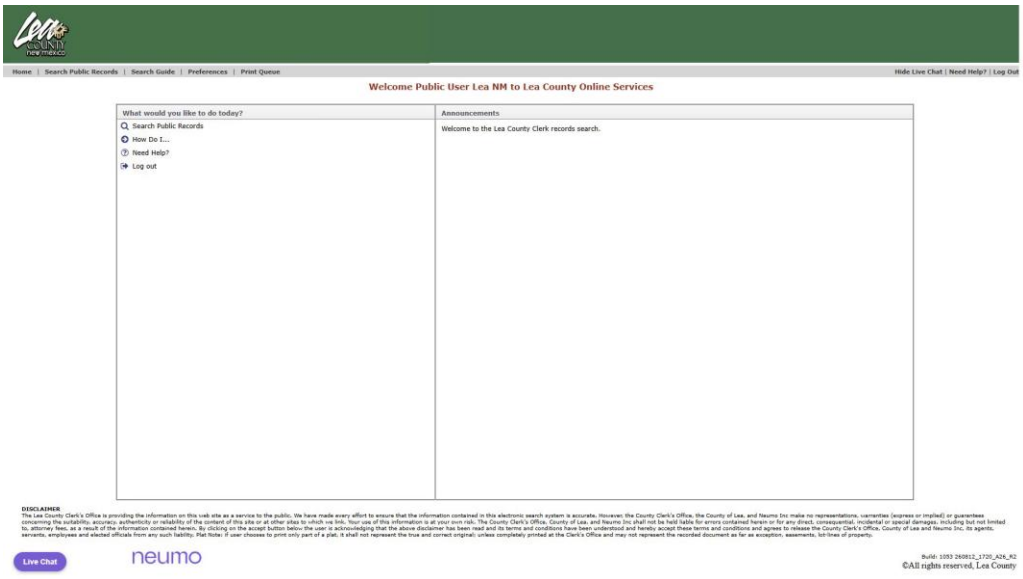
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Title. Ownership. Due Diligence.

Links

- **Lea County Clerk records search:** https://countyfusion15.govos.com/countyweb/loginDisplay.action?countyname=LeaNM
- **Watch the video:** LMJ Chalk Talk on YouTube, Site Walkthroughs playlist
- **LMJ directory, New Mexico counties:** https://lmjlandservices.com/directory/new-mexico/
- **LMJ Land Services:** https://lmjlandservices.com

Step by step

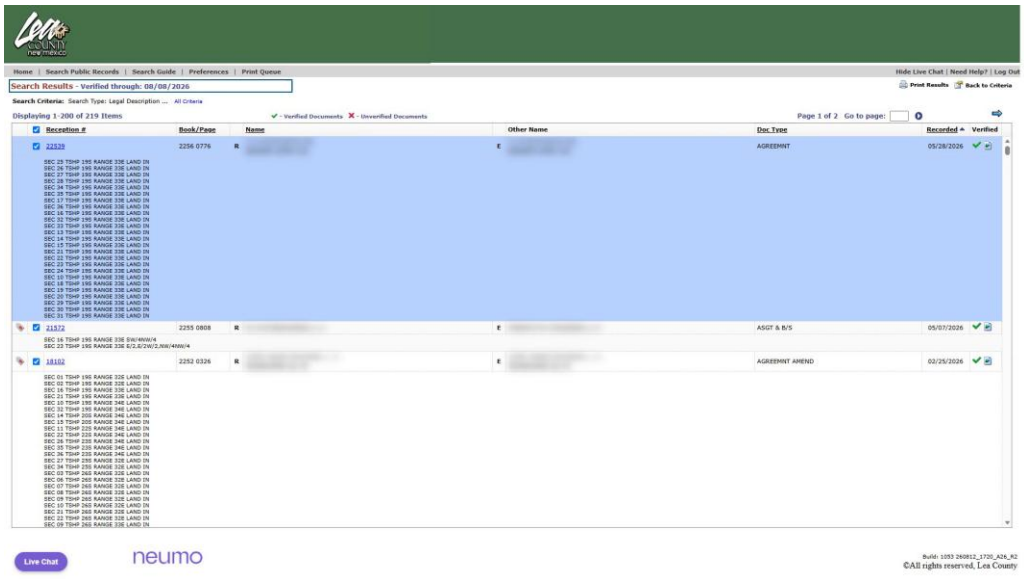
Same tract as Walkthrough one oh two: Section sixteen, nineteen South, thirty-three East. Login as Guest, then Search Public Records.



Site Walkthrough 104, at 0:17. Lea County Clerk public site. Names blurred.

Legal Description. Section sixteen, nineteen S, thirty-three E. Search.

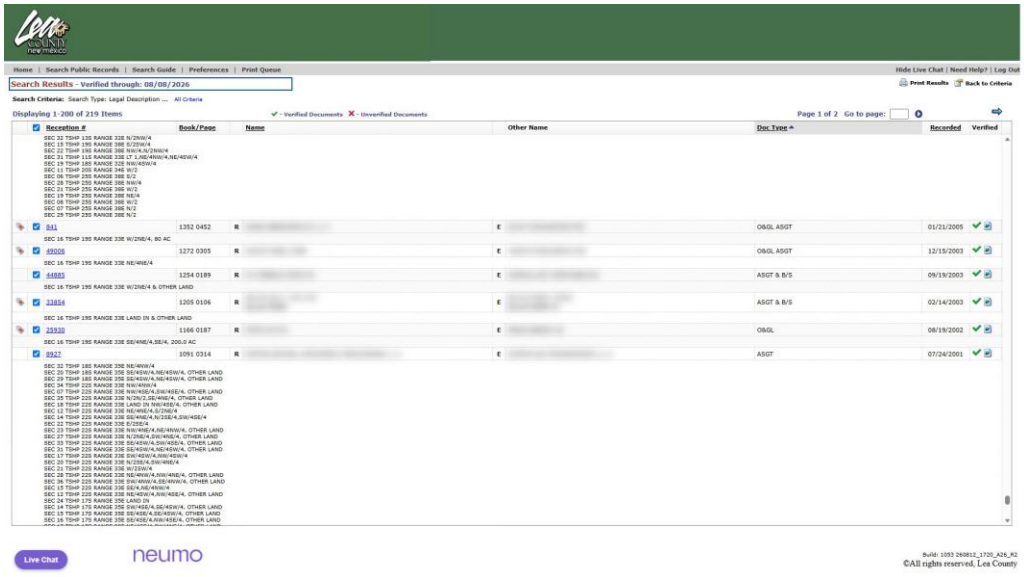
Two hundred nineteen items. Look at the Doc Type column. Agreement, assignment and bill of sale, agreement amendment. Every instrument gets one short code.



Site Walkthrough 104, at 0:33. Lea County Clerk public site. Names blurred.

Click the Doc Type header, and the list sorts by code, so you can see what's really here.

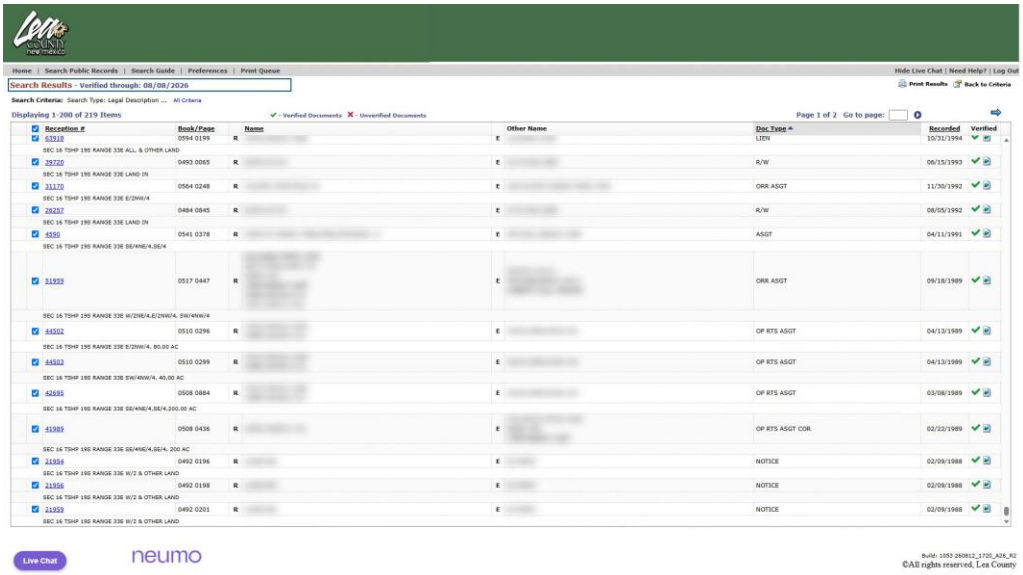
ASGT is an assignment. Assignment and bill of sale. Assignment and conveyance. Comm Agr, a communitization agreement. MTG, a mortgage. O and G L, the oil and gas lease itself. O and G L Asgt, and O and G L PTL Asgt, a partial assignment of the lease. Op Rts Asgt, operating rights. ORR Asgt and ORR Conv, overriding royalty. And R slash W, rights of way.



Site Walkthrough 104, at 0:59. Lea County Clerk public site. Names blurred.

Page two has the last nineteen. Now count them. Forty-seven different codes on one section. And the plain O and G L code, the lease itself, shows up three times.

Every code with O and G L in it adds up to forty-one. But the instruments that move this leasehold aren't all labeled that way. Assignment and bill of sale, twenty-five. Assignment and conveyance, fourteen. Plain assignment, ten. Overriding royalty assignments, fourteen. Conveyances, six. Operating rights, four. That's seventy-three more instruments that can carry the leasehold, without O and G L anywhere in the code.



Site Walkthrough 104, at 1:49. Lea County Clerk public site. Names blurred.

Back on the criteria page there's a Document Types panel, with hundreds of codes under Land Records. You could filter down to the lease codes. Don't. A filter only finds the codes you thought of.

And this is a state section, so the base leases are state leases. The State Land Office keeps those records. The county index shows what was recorded here: the assignments, the overrides, the mortgages and the agreements.

The routine

1. Run the tract with every document type checked.
2. Sort by Doc Type. Read every code, and pull every instrument that can move the minerals or the lease: assignments, conveyances, overrides, operating rights, releases, mortgages and agreements.

The trap

Filtering a tract to O and G L and calling it the lease chain. On this section, that's three instruments out of two hundred nineteen.