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1	STATE OF NEW MEXICO
2	ENERGY, MINERALS AND NATURAL RESOURCES DEPARTMENT
3	OIL CONSERVATION DIVISION
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5	IN THE MATTER OF THE HEARING) CALLED BY THE OIL CONSERVATION)
6	DIVISION FOR THE PURPOSE OF) CONSIDERING:) CASE NO. (10,905)
7	APPLICATIONS OF YATES PETROLEUM)
8	CORPORATION)
9	/
10	ORIGINAL
11	
12	REPORTER'S TRANSCRIPT OF PROCEEDINGS
13	EXAMINER HEARING
14	BEFORE: JIM MORROW, Hearing Examiner
15	
16	February 3rd, 1994
17	Santa Fe, New Mexico MAR 2 1994
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20	This matter came on for hearing before the Oil
21	Conservation Division on Thursday, February 3rd, 1994, at
22	Morgan Hall, State Land Office Building, 310 Old Santa Fe
23	Trail, Santa Fe, New Mexico, before Steven T. Brenner,
24	Certified Court Reporter No. 7 for the State of New Mexico.
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INDEX 1 2 February 3rd, 1994 3 Examiner Hearing CASE NOS. 10,905, 10,906 4 PAGE 5 Motion by Mr. Kellahin 3 6 **REPORTER'S CERTIFICATE** 23 7 * * 8 9 APPEARANCES 10 FOR THE DIVISION: 11 ROBERT G. STOVALL 12 Attorney at Law Legal Counsel to the Division State Land Office Building 13 Santa Fe, New Mexico 87504 14 15 FOR THE APPLICANT: LOSEE, CARSON, HAAS & CARROLL, P.A. 16 300 American Home Building 17 Post Office Drawer 239 Artesia, New Mexico 88211-0239 18 By: ERNEST L. CARROLL 19 FOR NEARBURG PRODUCING COMPANY 20 AND NEARBURG EXPLORATION COMPANY: 21 KELLAHIN & KELLAHIN 117 N. Guadalupe 22 P.O. Box 2265 Santa Fe, New Mexico 87504-2265 By: W. THOMAS KELLAHIN 23 * * * 24 25

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1WHEREUPON, the following proceedings were had at211:17 a.m.:3EXAMINER MORROW: Call Case 10,905.4MR. STOVALL: It's the Application of Yates5Petroleum Corporation for compulsory pooling, Eddy County,6New Mexico.7EXAMINER MORROW: Call for appearances at this8time.9MR. CARROLL: Mr. Examiner, I'm Ernest Carroll of10the Artesia law firm of Losee and Carson, and I'm here11today representing Yates Petroleum, the Applicant, and I12will have three witnesses.13EXAMINER MORROW: Are there other appearances?14MR. KELLAHIN: Mr. Examiner, I'm Tom Kellahin of15the Santa Fe law firm of Kellahin and Kellahin, appearing16today on behalf of Nearburg Producing Company and Nearburg17Exploration Company.18And after you swear the witnesses I have a motion19to make.20EXAMINER MORROW: Will the witnesses please stand21and be sworn?22(Thereupon, the witnesses were sworn.)23(Off the record)24EXAMINER MORROW: All right, Mr. Kellahin.25MR. KELLAHIN: Well, I think I'm about to do us		
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1	all a favor, I'm not sure. I don't think we need to be
2	here to do this case, and let me tell you why, and then
3	we'll see where we are.
4	Mr. Carroll was in depositions in Roswell
5	yesterday, and his secretary Candy was very kind to talk to
6	me on several occasions. It was my information from my
7	client that they thought they were settling this matter,
8	that they had expectations of doing so, and that was my
9	point of view.
10	Late yesterday afternoon I communicated that to
11	Mr. Carroll, and towards the end of the day, around 4:20,
12	he faxed me back a note, believing in his position that
13	there was no settlement of this matter.
14	I have requested a continuance and/or a dismissal
15	of the Yates pooling matter. I have previously continued
16	the Nearburg case, which is the companion case on your
17	docket. It appears as Case 10,906, I believe. It's the
18	second one down.
19	Let's see if I can set the stage for what I think
20	makes this matter moot.
21	My information is, and I have the correspondence,
22	but the information I have from Nearburg is that by letter
23	dated December 30th of 1993, Mr. Joe Fitzgerald, on behalf
24	of Nearburg, proposed the subject well which both companies
25	have identified as the Boyd "X" State 3 well and submitted

1 a written request to Yates and AFE.

2	I understand that this well or this spacing unit
3	or the idea for a well of this type had been discussed by
4	the parties several months prior. But the latest relevant
5	well proposals, as I understand it, were the offer by
6	Nearburg proposing the well on December 30th.
7	The next item is the item that my client asked me
8	to express concern to you about today and to frame in the
9	form of a motion. The item is their concern that Yates did
10	two things on the same day: that on January 3rd, Yates
11	directed Mr. Carroll to file a force-pooling action in this
12	case, and on the same day proposed this well back to
13	Nearburg.
14	We believe that filing was premature. The
15	parties had not had a full and complete opportunity to
16	reach a voluntary agreement.
17	Since then, I have received by facsimile,
18	yesterday, what I believe to be an acceptance by Nearburg
19	of Yates's proposal. It is my understanding, and I can
20	provide you and Mr. Carroll with what I believe to be
21	Nearburg's signature of the AFE that was submitted to
22	Nearburg by the January 3rd letter.
23	I have by facsimile the signature page of the
24	joint operating agreement, which Yates had submitted to
25	Nearburg, and the only item I was aware of for which there

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1was any type of discussion is what was to be done with2produced water.3You may remember that the North Dagger Draw Pool4produces water in association with the oil, and both5Nearburg and Yates have their own separate disposal6systems. And so that was an item under discussion.7It is my understanding that regardless of how8that particular issue has been resolved, that Nearburg has9communicated to me what they believe to be an acceptance of10Yates as operator of this well, having signed the AFE,11having signed the joint operating agreement, and therefore12we believe the case is moot.13We think, on the first hand, that Yates was14premature in filing the pooling case in the fashion they15did.16I have been at hearings before this body where17the Division has scolded operators for shooting too quick,18for swinging a force-pooling club as a negotiating device19rather than as a last resort when the parties have failed20to reach an agreement. And in this case we think Yates has21We therefore request that their pooling case22We therefore request that their pooling case23either be continued like ours, to make sure all the24paperwork comes together properly, or, in fact, that their25case be dismissed because it was prematurely filed.		, in the second s
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	25	case be dismissed because it was prematurely filed.

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1	EXAMINER MORROW: Are you proposing both be
2	dismissed?
3	MR. KELLAHIN: Mine wasn't prematurely filed, Mr.
4	Examiner, so
5	EXAMINER MORROW: You're not proposing that
6	10,906 be dismissed, only continued. All right.
7	MR. STOVALL: Wait a minute. Before we get into
8	the battling about the question of whether it was
9	prematurely filed or not because that's a decision I
10	think would have to be made based upon some evidence, and I
11	understand that there is some additional evidence that will
12	discuss that issue the question I am concerned about,
13	and the one let's make a decision on, is this thing about
14	whether or not Nearburg has communicated acceptance of the
15	Yates proposal, and is it in effect, is it in fact in
16	place?
17	And Mr. Carroll, I would ask your response not to
18	get into the issue of whether or not it's premature or not,
19	because I believe that's a matter of fact which would have
20	to be determined based on evidence.
21	The only question that I really see as important
22	is whether or not there's an agreement.
23	MR. CARROLL: Let me say
24	MR. KELLAHIN: Just one footnote. I don't know
25	if they've got the documents yet.

1	MR. CARROLL: No.
2	MR. KELLAHIN: It's in the process of being
3	submitted to them. They were faxed to me yesterday, and I
4	don't know what Yates has in their office at this point,
5	but I'm here to tell you that my client thinks they've done
6	it. And but for the fact of being here this morning, we
7	might have all the paperwork in place.
8	MR. CARROLL: Let me state
9	EXAMINER MORROW: Go ahead, sir.
10	MR. CARROLL: I guess, Mr. Morrow, you really
11	can't see how totally mad I am inside, because you have had
12	one of the most bald-faced jobs, snow jobs, just done on
13	you, not by Mr. Kellahin, because I don't think Mr.
14	Kellahin knows. But what has happened is, just It is
15	appalling.
16	By five o'clock there was no fax of these
17	documents to either me or Randy Patterson, because I was
18	down at my office that night after five o'clock. I
19	received a fax from Mr. Kellahin at five o'clock. Mr.
20	Patterson, Ms. Richardson were in their offices at five
21	o'clock. None of these documents came in.
22	It seems strange that if this were in fact the
23	deal, that they would have been faxed to their attorney and
24	not faxed to the principal parties, i.e., the company to
25	whom they should have been directed.

8

There is also a problem that the signature page, 1 2 that the -- The AFE is the latest AFE that was presented by 3 the January 3rd letter that Mr. Kellahin spoke of. But the signature line on the joint operating agreement is not the 4 operating agreement that was prepared contemporaneously. 5 It was the one that was prepared January of 1993 and sent 6 7 to Mr. Nearburg for this well. Since -- In that year's time, I'm sure several 8 things have been changed, especially the cost of the 9 overhead rates. I think that's one of the reasons Mr. 10 Nearburg is signing this; he's trying to get around what --11 12 the obvious consequences of this hearing. 13 So I don't think there's an acceptance, and I 14 think I'm entitled to put my case on. And back to my initial statement to you, Mr. 15 Morrow, this well was originally proposed in August of 1992 16 to Mr. Nearburg. We have prepared numerous exhibits for 17 presentation --18 19 MR. STOVALL: Mr. Carroll, we've already said that the issue of whether or not Yates is premature is one 20 which is a factual issue. Please don't -- Let's discuss 21 whether or not --22 MR. CARROLL: Well, why did Mr. Kellahin get to 23 put the facts before -- I just wanted to know that this 24 25 thing has been proposed many times during the last year and

1	a half, and those statements are untrue.
2	MR. STOVALL: I understand that, Mr. Carroll.
3	Please. I am going to I mean, Mr. Kellahin made a
4	statement. I don't I'm going to advise the Examiner
5	that that is argument of counsel and does not go to those
6	facts.
7	I understand that you are upset. But let's
8	figure out what to do about the purported acceptance of
9	Yates's offer. That may be the critical issue to address.
10	MR. CARROLL: Well, the critical Until this is
11	presented to us, and this is just a facsimile, I would
12	contend that the authority, the AFE, is not it has not
13	been sent to us, the deal has not been accepted.
14	And furthermore, we're in the position, because
15	we've had so many of these examples with the Nearburg
16	Company, we don't know that they won't pull this out from
17	under us.
18	And the signature on the operating agreement
19	This was an operating agreement that was sent more than a
20	year ago. That time period alone dictates that they can't
21	now come and accept it. We know that the charges have
22	changed and that a new operating agreement would have to be
23	prepared. This thing is 13 months old, and it's just not
24	appropriate. It needs to be rewritten.
25	So I think that it is inappropriate for us to

1 even consider it being accepted.

MR. STOVALL: Well, appropriate or not, I guess 2 my question would be -- And it is beginning to sound like 3 we do have a factual guestion on that issue. 4 5 My understanding is what is being said -- what 6 you are saying is that Yates made an offer in 1993 -- it 7 appears to be January, according to Mr. Kellahin's submission -- which was accepted in 1994. Now, whether 8 9 that offer was still open if nothing else had happened would be a question. 10 MR. CARROLL: That's correct. 11 MR. STOVALL: What I understand you to be saying, 12 further, is that at a subsequent time -- and Mr. Kellahin 13 referred to a January 3rd letter, and for the moment let's 14 take that as the date unless you have an objection to it --15 there was another offer submitted. 16 Now, what happened in the intervening time and 17 whether or not there was negotiation and good-faith efforts 18 is not the question. 19 Am I understanding correctly that you are saying 20 that this acceptance was of an offer that was either 21 22 revoked by expiration of some period of time, or by a subsequent offer which in effect revoked this offer and --23 24 MR. CARROLL: I would have to say that by their filing the force-pooling application -- or making the 25

before the January 3rd. MR. STOVALL: Okay. MR. CARROLL: That offer was rejected, because later on a few weeks, Nearburg said, We will accept your offer, contingent on all of the water produced from that well being disposed of through the Nearburg disposal system. That was the counteroffer. I think you have to admit right there that that is a total rejection. New terms were proposed. Now, Mr. Kellahin is correct, there was some negotiation yesterday about this water deal. It has been held out, Nearburg wants that wants the water disposed Yates, as part of its case, will show why it is not economic to do that for Yates. It will only benefit Nearburg. They cannot accept that term. There has been no agreement, and so the with respect to this offer, that they're now trying to come after they had rejected it, I think you can only consider it was rejected. Then if you can say, Well, maybe we mad a new one on January 3rd when they filed the force-poolin application, on the same location as we have, that was subsequent to the January 3rd, that also has to be a Jawa		12
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24 rejection of if you consider its offer, rejection,	23	
25 another offer, then you've got another rejection	24	
	25	another offer, then you've got another rejection.

1	So I think any way you consider it, there has
2	been no acceptance of any offer made by Yates.
3	There have been counteroffers which Yates has, as
4	of yesterday, informed Nearburg, about 4:30, that we cannot
5	accept the terms of that counteroffer. That is, allowing
6	all the water to be disposed.
7	MR. STOVALL: Okay, now that we've had all the
8	lawyer talk
9	MR. KELLAHIN: Well, you decide what you want to
10	do. Just one brief comment.
11	MR. STOVALL: Okay, just to the issue of whether
12	there's an agreement at this time.
13	MR. KELLAHIN: That was the basis for my request
14	for a continuance and/or a dismissal, is so that the
15	parties have a chance to hash this out and don't bring to
16	you an issue it could be dispositive of by rule. It's my
17	understanding that Nearburg thinks it's dispositive.
18	The force-pooling case I filed, if you read the
19	Application, is simply reactive to Mr. Carroll's
20	application so we have a pooling case on the docket.
21	I am aware of no reason that this case can't be
22	continued for two weeks so that Mr. Carroll and I can
23	really find out if my opinion is correct that there is an
24	agreement.
25	And if not, then we'll come and duke it out, I

guess. I don't know what else to tell you. But I think
we're wasting your time.
MR. STOVALL: Well, hold on before you respond
Mr. Kellahin. Let's get one thing in the record, and we
can take administrative notice of the fact that Yates and
Nearburg have had plenty of business dealings with each
other, and so we're not dealing with an isolated situation.
I think that is The Commission is not going to be
ignorant of the context of that.
But I want to talk to the Examiner for just a
second.
(Off the record)
MR. STOVALL: Gentlemen, I've made a
recommendation to the Examiner, and I'll state it to you in
my words, and then let him dwell on it.
Again, recognizing that this is not an isolated
case and we're dealing the first time with parties that
don't have a relationship that we're aware of, before we
act further on anything, I've recommended that we take a
break until one o'clock, get on the phone, find out if
we've got an agreement between the parties to participate
in a well, talk to the principals, come back here at one
o'clock.
And my recommendation to the Examiner is that at
that time we will proceed If there is no agreement, if

	15
1	your parties haven't communicated to you an agreement, then
2	we can proceed.
3	The issues upon which the motion to dismiss or
4	continue are made are subject to are based upon some
5	factual matters which are not yet in the record, and we can
6	at least hear the land testimony, the I presume it would
7	be in the area of the land testimony
8	MR. CARROLL: Yes, sir.
9	MR. STOVALL: regarding prior discussions and
10	what's going on, and effectively rule at that time.
11	But the inclination is that probably Yates would
12	be permitted to present its case, but certainly the land
13	portion of the case, because I think that's a I don't
14	think we can rule on the reasons for the motion that Mr.
15	Kellahin has raised without hearing some evidence regarding
16	the facts stated in the argument in support of the motions.
17	MR. CARROLL: May I seek a clarification? What
18	you're asking us to do You want us to call Yates to see
19	what they have received or see if there's been any further
20	negotiations toward reaching an agreement, and that's what
21	I'm to report back?
22	MR. STOVALL: Correct.
23	MR. CARROLL: Is that where it stops?
24	MR. STOVALL: Correct.
25	MR. CARROLL: Okay.

1	MR. STOVALL: And I guess I realize you've got
2	a time-zone problem, Mr. Kellahin, but I think we need
3	to
4	MR. KELLAHIN: Well, it would be helpful to me to
5	understand what if any material differences Mr. Carroll
6	contends exist between the joint operating agreement we've
7	executed and what they now think they want.
8	MR. STOVALL: Well, it sounds like the main one
9	that Mr. Carroll has pointed out may be overhead rates. I
10	suspect that that's
11	MR. CARROLL: The let me I can tell
12	MR. STOVALL: Okay.
13	MR. KELLAHIN: Because I don't know what they
14	are.
15	MR. CARROLL: if Tom, if you can get this,
16	one, that they've accepted the new AFE, which is that
17	Yeah, that would be the 11-10 AFE that the operating
18	agreement there was an operating agreement prepared and
19	dated January 15th, 1993.
20	There was a second one sent with the same outside
21	date, January 15th, 1993, but it had the overhead rates
22	changed, I believe, to 5400/540. And that's If they are
23	saying they have accepted that operating agreement changed
24	to effect those, then we would be willing, if there are no
25	other conditions, that the water be disposed of according

	1/
1	to the operator's desires. Now, that's the thing we don't
2	want hanging out, because we
3	MR. STOVALL: We're not going to make a decision
4	on that anyway.
5	MR. CARROLL: Well, I mean, just so it is
6	understood there are no other conditions. This is an
7	unequivocal acceptance of Yates's proposal. If the parties
8	later want to negotiate the disposal of that water through
9	a different system, certainly the parties are agreed. But
10	we don't think we're going to do it. I mean, we haven't
11	bound ourselves.
12	EXAMINER MORROW: Well, earlier you said the
13	water thing was a rejection of your agreement. Would that
14	still be the case or not?
15	MR. CARROLL: Well, by making by agreeing to
16	what I just said, they're withdrawing the They said our
17	acceptance was subject to the water agreement.
18	I'm saying now, the presentation of these two
19	signed instruments are not subject the delivery is not
20	subject to an agreement on the water. It's an absolute
21	delivery without any further conditions. The parties are
22	allowed to negotiate anything further that they wish to.
23	MR. STOVALL: I would agree that to the effect
24	that what you're saying is that unconditional acceptance
25	of the agreement, and

MR. KELLAHIN: Well, I quess I'm confused. Ι 1 don't want to sit here and agree with Mr. Carroll on some 2 kind of modification of the terms and conditions of 3 whatever operating agreement it is. You know, these guys 4 5 have got experts that read that stuff. I don't want to read it. 6 MR. STOVALL: I'm not asking you to, Mr. 7 Kellahin. All we would want you to do is to contact -- for 8 each of you to contact your respective clients and say, 9 Have you agreed on the same instrument unconditionally, so 10 it's not a conditional contract, it's a firm agreement? 11 And you just come back -- You're the messengers at this 12 point. I'm not asking you to interpret or --13 MR. KELLAHIN: To expedite the process, the 14 15 change between the first and the second drafts is a change in overhead rates? 16 17 MR. CARROLL: In overhead rates. MR. KELLAHIN: And everything else is the same? 18 MR. CARROLL: As I understand it, that's true. 19 20 MR. KELLAHIN: Okay, that's an easy phone call to make. Thank you. 21 EXAMINER MORROW: All right, we'll do that. 22 We'll be back at one, then, if that suits everyone. 23 (Off the record) 24 25 EXAMINER MORROW: All right, we're in recess till

1	1:00 p.m.
2	(Thereupon, a recess was taken at 11:40 a.m.)
3	(The following proceedings had at 1:12 p.m.)
4	EXAMINER MORROW: Call the hearing back to order
5	and ask for reports from Mr. Carroll and Mr. Kellahin.
6	MR. CARROLL: As I understand it, Mr. Examiner, I
7	think the No new negotiations have happened with my
8	client. Mr. Patterson had been in a meeting all day today
9	and hadn't had any contact with Nearburg.
10	At 9:30 this morning, the same AFE and signature
11	page to a JOA were faxed into Yates's offices, but I
12	think Mr. Kellahin has just given me a letter, I think,
13	whereby they have agreed to the terms that we discussed
14	just prior to
15	EXAMINER MORROW: Go ahead and read that, and
16	then you or give us time to read it too.
17	MR. CARROLL: It appears, and I think this is
18	what Mr. Kellahin has represented to me, that they have
19	accepted to join in the well unconditionally. In other
20	words, no other conditions other than them signing the AFE
21	and the joint operating agreement and this change.
22	And with that acceptance, Yates Petroleum is
23	prepared to accept it. And I see no, then, need for
24	further hearing.
25	MR. STOVALL: I guess what that means at this

	20
1	point is that we would I guess Yates would move to
2	dismiss the Application.
3	MR. CARROLL: I think both parties would move to
4	dismiss.
5	MR. STOVALL: I was going to say that. Nearburg
6	obviously would not be in a position to seek a force-
7	pooling on the same track at this point.
8	MR. KELLAHIN: Well, there's no point in having
9	either hearing.
10	My client was working with the January 15th,
11	1993, operating agreement and, as he's expressed, the
12	modification he had was to the commencement date.
13	But I hope we're talking the same thing now,
14	we're still using that same agreement with this additional
15	change. And my understanding is, it's a voluntary
16	agreement between the parties at this point.
17	And I would propose to dismiss the Nearburg
18	pooling case.
19	MR. STOVALL: Hold on just a second before we do
20	that. Let me
21	Mr. Carroll, what I'd like to do is I know
22	you've been conferring with Ms. Richardson on this, and
23	make sure that she, as the company land representative, is
24	of the same understanding that you are, since she's here.
25	You know, I'm not even Well, you've been

	12
1	sworn, so I guess it doesn't matter whether you're under
2	oath or not.
3	Ms. Richardson, you are the Yates land
4	representative; is that not correct?
5	MS. RICHARDSON: Yes.
6	MR. STOVALL: And you've had an opportunity to
7	review the letter, February 3rd, letter, addressed to Mr.
8	Kellahin regarding this matter?
9	MS. RICHARDSON: Yes, I have.
10	MR. STOVALL: And is the statements in there
11	essentially correct, without any discussion whether or not
12	your modifications for a change of rate Is it the same
13	AFE? Are you guys talking the same instrument?
14	MS. RICHARDSON: Yes. Yes, it is.
15	MR. STOVALL: Okay. Well, I think that that
16	would dispose of the case, I would think.
17	EXAMINER MORROW: Both cases.
18	MR. STOVALL: Both cases, dismiss.
19	MR. KELLAHIN: We concur.
20	MR. CARROLL: Yes.
21	EXAMINER MORROW: Well, if it's satisfactory,
22	then, both cases, with the parties, Cases 10,905 and 10,096
23	will be dismissed at Applicant's request.
24	MR. CARROLL: Thank you, Mr. Examiner.
25	EXAMINER MORROW: Thank you both. That was a

1	pleasant surprise.
2	All right, nothing further in Docket 4-94, the
3	hearing stands adjourned.
4	(Thereupon, these proceedings were concluded at
5	1:18 p.m.)
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1 CERTIFICATE OF REPORTER 2 STATE OF NEW MEXICO 3)) ss. COUNTY OF SANTA FE 4) 5 I, Steven T. Brenner, Certified Court Reporter 6 and Notary Public, HEREBY CERTIFY that the foregoing 7 transcript of proceedings before the Oil Conservation 8 Division was reported by me; that I transcribed my notes; 9 and that the foregoing is a true and accurate record of the 10 proceedings. 11 I FURTHER CERTIFY that I am not a relative or 12 employee of any of the parties or attorneys involved in 13 this matter and that I have no personal interest in the 14 final disposition of this matter. 15 WITNESS MY HAND AND SEAL March 6th, 1994. 16 (- film 17 18 STEVEN T. BRENNER CCR No. 7 19 20 My commission expires: October 14, 1994 21 I do hereby certify that the foregoing is 22 a complete record of the proceedings in the Examiner hearing of Case No. 10906 23 heard by me on Feb. 3 24 🛁, Examiner مم 25 Oil Conselvation Division CUMBRE COURT REPORTING

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