

TECHNOLOGY IN TODAY'S REAL ESTATE PRACTICE

Compiled by Kraettli Q. Epperson

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**PRACTICE:** Real Property Litigation (Quiet Title Suits, Lien Priorities, Foreclosures, Disclosure Statement Disputes);  
Real Estate Acquisitions (Contracts, Title Exam, Leases, Rezoning & Special Exceptions Applications, Condo/HOA Representation);  
Civil/Commercial Mediation.

**EDUCATION:** University of Oklahoma [B.A. (PoliSci-Urban Admin.) 1971];  
State Univ. of N.Y. at Stony Brook [M.S. (Urban and Policy Sciences) 1974];  
and  
Oklahoma City University [J.D. (Law) 1978].

**MEMBERSHIPS/POSITIONS:**  
OBA Title Examination Standards Committee (current Chairperson);  
OBA/OCU Title Standards Project Chairperson;  
OBA Real Property Law Section (current member, former Chairperson);  
Oklahoma City Real Property Lawyers Assn. (current member, former President);  
Oklahoma City Commercial Law Attorneys Assn. (current member);  
Assistant Scoutmaster, BSA, Troop 193, All Souls Episcopal Church, OKC.

**SPECIAL EXPERIENCE:** Previously served as Commercial Loan Closer and Title Examiner for Lawyers Title of OKC, and as General Counsel for American First Land Title Insurance Company (now American Guaranty Title);  
Oklahoma City University School of Law adjunct professor: "Oklahoma Land Titles" course (1982-present);  
Oklahoma Bar Review faculty: Real Property (June 1998 -Present);  
"Basye on Clearing Land Titles", Author: 1998 & 1999 Pocket Part Update; and  
Oklahoma Association of Realtors Institute instructor: "Title Insurance" and "Avoiding Title Pitfalls" (May & Oct. 1998).

**SELECTED PUBLICATIONS:** "Have Judgment Lien Creditors Become 'Bona Fide Purchasers'?", 68 Oklahoma Bar Journal 1071 (March 29, 1997)\*;  
"An Attack by the State Auditor on the '30-Year Abstract'", 68 Oklahoma Bar Journal 517 (February 22, 1997);  
"Mortgage Lenders Must Now Secure Two Judgments to Enforce Their Real Estate Mortgage", 87 Oklahoma Banker 11, No.1 (January 3, 1997); and  
"Tax Resales: Invisible and Invincible Liens That May Be Surviving The Sale", 66 Oklahoma Bar Journal 2638 (September 9, 1995).

**SPECIAL HONORS:** \*Okla. Bar Assn. 1997 Maurice Merrill *Golden Quill Award*;  
Okla. Bar Assn. 1990 Earl Sneed *Continuing Legal Education Award*;  
Okla. Bar Assn. 1990 Golden Gavel Award: *Title Examination Standards Committee*;  
Who's Who In America, 50th through 53rd Editions (1996-1999); and  
Who's Who in American Law, Sixth through Tenth Editions (1990-1999).

PART

FUTURE OF TITLE EXAMINATION IN OKLAHOMA (AND ELSEWHERE):

Technological Issues

(Last Revised: 9-21-99)

1. Legal Descriptions
  - a. Plane Coordinate System
  - b. Uniform Parcel Identifiers
2. Paperless Filings
  - a. Computer Readable Form Documents
  - b. Fax Filings, or On-Line Filings,
  - c. Optical Character Reader Document Storage, or On-Line Document Storage
  - d. Computerized Indexing
3. CD ROM/On-line Access to Indices and Documents
4. Automated Title Chaining/Abstracting
5. Automated Title Exams and Title Reports/Commitments

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