

**TITLE EXAMINATION STANDARDS COMMITTEE
of the
Real Property Law Section of the Oklahoma Bar Association**

Minutes of the Meeting of January 20, 2018

The Committee Chairman, Kraettli Epperson, and the following members were present:

Barbara Carson, Chris Smith, Joseph Svetlic, Angelia Folks, John J. Garvey, Rich Tucker, Scott Sullivan (Scott, just because you sign in twice, doesn't mean I am doubling your CLE credits – good try though!), Dale Astle, Deborah Reed, Bill Newton, Ryan Schaller, Larry Evans, Charis Ward, Michael McMillin, Rhonda McLean, Faith Orłowski, Amber Duncan, Rusty Brown, Roberto Seda, Deborah Reed, Dale Astle, Bill Doyle, Kraettli Epperson.

Introductions and Incidental Committee Business

Mr. Epperson has come up with a new acronym for the group – FED – Fun, Education and Deliberation. I guess will just wait to see how this plays out.

Deborah Reed has announced that should she receive a “good” settlement from her insurance because of her accident she will provide a Big Breakfast Buffet for the group. It is now memorialized!!

Discussion of Current Events and Topics

So much to get through today, no time for jibber-jabber.

Legislative Update

Rhonda McLean gave the report.

Federal Level: HR 2606 – Keeps restrictions on those with quantum of blood less than ½ WITH EXCEPTIONS. Still in Subcommittee. Rhonda will follow and keep us updated.

State Level: Approximately 3000 bills. Unbelievably she has not read them all in order to give a 96 hour report, so she has flagged certain bills that could/should be of interest to our committee and will follow those and keep us updated. Examples: Abstractor's Bill and One Judgment Rule.

Approval of Minutes

September minutes were approved.

Agenda Items

TES 7.1 & 7.2. Marital Interests and Marketable Title.

Presented by Roberto Seda. Roberto will monitor any legislation dealing with the matter and react accordingly. Will keep on the agenda for monitoring.

TES ---. Default Judgment Invalid Without Notice.

Dropping this as a Title Standard. No current Title Standard in place. Will continue to monitor.

TES ---. Special Administrator Authority to Conduct Real Estate Sales.
Presented by Rusty Brown. No Title Standard. Needs a legislative fix.

TES ---. Video Acknowledgments.
No Title Standard needed right now. Will monitor for legislative purposes.

TES ---. Release of Lis Pendens.
Set for further discussion. Rusty Brown, Chairperson. Dale Astle and Kraettli Epperson on the committee. February Report.

TES ---. Use of Affidavit in Lieu of Probate of a Will.
No Title Standard. Will monitor for legislative purposes.

TES ---. Legal and Physical Right of Access.
Kraettli Epperson will do a Report in March.

TES ---. Tenancy by Entirety.
Scott Sullivan started speaking and by default is now Chairperson of the committee. Rhonda McLean and Roberto Seda are on the committee. March Report.

TES ---. Signing M & M Liens by Non-Corporate Representatives.
Deborah Reed will be Chairperson. Roberto Seda and Jack Wimbish are on the committee. Report in March.

TES ---. Exclusion for Possible Reformation of Deeds.
No Title Standard needed right now.

TES ---. Statutory Form for Corporate Signature Block to Include Corporate Name.
No Title Standard needed right now.

TES ---. Use of Master Form (19 O.S. Section 300).
This deals with electronic documents. We will continue to monitor.

TES ---. Statutory Requirement for Book and Page Rather than Document Number.
No Title Standard needed right now. 19 O.S. §293.

TES ---. Judgments/Decrees & Constructive Notice.
No Title Standard needed right now. Will monitor for legislative purposes.

TES ---. Ancient Probates.
No Title Standard needed right now.

TES ---. Notice of Spacing and Pooling Orders.
No Title Standard needed right now.

TES ---. MRTA & Co-Tenancy Termination.
No Title Standard needed right now. Kraettli suggested you just read his article.

TES ---. Federal Bankruptcy Court Proceedings.
Ryan Schaller will Chair this committee. Mike McMillin will be on the committee. April Report.

TES ---. MRTA/Deed as Root.

No Title Standard needed right now.

TES ---. MRTA/Severed Minerals.

Kraettli will Chair this committee. Roberto Seda was volunteered without his consent. February Report.

TES ---. MERS.

No Title Standard needed right now.

TES ---. Access to Death Certificates.

Monica Wittrock is Chairperson. February Report.

TES ---. Lot Split.

Jack Wimbish brought this issue to the Committee, therefore by default (and since he is not here) he becomes Chairperson of the committee. Dale Astle and Barbara Carson are on the committee. Report in February.

Adjournment.

Respectfully submitted,

Barbara L. Carson