

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

Minutes of the Meeting of April 21, 2018

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

Barbara Carson, Jack Wimbish, Ryan Schaller, Rusty Brown, Mack Greever, David Dryer, Alvin Files, Roberto Seda, Diane DeFilippo, Ralph Keen, Deborah Reed, Monica Wittrock, Michael McMillin, Jena Williams and Bill Gossett.

Introductions and Incidental Committee Business

It must be noted that Rhonda McLean was not at the meeting. Her Facebook status read something about “When you need to be thinking about waking up but sleeping in sounds better”. Thank you Deborah Reed and your sleuthing skills. Rhonda will be dealt with accordingly.

Discussion of Current Events and Hot Topics

- HB 2775 – could potentially change our title standard.
- MRTA – not self-executing (see Chesapeake v. Chicago Title and the Bennett Case).
- Section Line/Roadways do not come into existence automatically. A lawsuit must be filed to open (see Goodwin v. Baker).
- Rusty Brown led the discussion of the Red Mountain Energy Case.
- Deborah Reed led the discussion of Indian Territory (Murphy v. Royal). Will not necessarily affect title standards but be aware of collateral impact in the future.
- Rusty Brown led the discussion of Residential Sales Contract from OREC. Paragraph 1 including/excluding mineral rights and how far back can you go back on a warranty.
- Productions Revenues Standards Act. Mike McMillan, Roberto Seda, Rusty Brown, Jenna Williams will form a committee and look into this. Report back in June.

Legislative Update

Ryan Schaller reported. Vast majority of bills we have been following have died.

Still to keep an eye on: Per Monica Wittrock, HB 2941 to be effective November 1, 2019.

Approval of Minutes

February minutes were approved. (Remember we did not have a March meeting).

Agenda Items

TES ---. Validity of Real Property Instruments Signed by Non-Corporate Representatives.
Presented by Deborah Reed. No need for Title Standard.

TES ---. Release of Lis Pendens.
Presented by Rusty Brown. TITLE STANDARD PASSED AS AMENDED.

Adjournment.

Respectfully submitted,

Barbara L. Carson