

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

Minutes of the Meeting of May 19, 2018

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

Barbara Carson, Jack Wimbish, Dale Astle, David Dryer Angelia Folks, Rick Tucker, Rhonda McLean, Michael McMillin, Matt Greever, Larry Evans, Ryan Schaller, Joseph Svetlic, Scott Sullivan, Roberto Seda, Faith Orłowski, Jame Tack, Rusty Brown.

Introductions and Incidental Committee Business

It must be noted that the Tulsa Bar Association was firmly reprimanded for leaving us out in the cold... again. In their defense, they are doing the best they can with the staffing issues they have for the time being. All is forgiven. But big props to The Chalkboard for their fabulous hospitality and the best pastries I personally have had in years.

Discussion of Current Events and Hot Topics

- Dale Astle posited the question...”What constitutes the current tax role calendar year?” Sadly the brightest minds of the Title Standards Committee could not come up with a solid answer on this question that seems to be so simple.
- Senate Bill No. 819: Medical Assistance Lien. There is new language in the statute severing joint tenancy. May need to look into this from a Title Standards point of view.
- Section Line/Roadways do not come into existence automatically. A lawsuit must be filed to open (see Goodwin v. Baker).

Legislative Update

Rhonda McLean reported. Highlights:

- HB 1826 Passed -- setting forth requirement for title companies to provide covenants and restrictions to the buyer.
- HB 2941 Passed – regarding title insurance.
- Roberto Seda will resubmit homestead marital status bill for next year.

Approval of Minutes

April minutes were approved.

Agenda Items

TES 35A, B & C. Lot Split Approval.

Jack Wimbish presented the first reading. Will come back in June for a draft.

TES 3.2. Affidavits and Recitals.

Report given by Mike McMillin. Scott McEachin gave a lovely historical background. Decided no need for title standard.

TES 30.14. Federal Bankruptcy Court Proceedings.

Presented by Ryan Schaller. Will be looking at all of Chapter 34. Project is becoming bigger than expected so he will most likely need to break it down in parts. Will come back with report in July.

TES ---. Tenancy by the Entirety.

Presented by Scott Sullivan. There is tenancy by the entirety by statute since 1945. Will come back with comment in July.

Adjournment.

Respectfully submitted,

Barbara L. Carson