

**TITLE EXAMINATION STANDARDS COMMITTEE
of the
Real Property Law Section of the O.B.A.**

***“FOR THE PURPOSES OF EDUCATING
AND GUIDING TITLE EXAMINATION ATTORNEYS”***

**AUGUST 15, 2020 AGENDA
(As of August 11, 2020)**

[NOTE: SEE MEETING DATES & LOCATIONS AT THE END OF THIS AGENDA]

***[Note: if you want to download a free pdf copy of the current 2020 TES handbook, go to
www.eppersonlaw.com]***

SATURDAY, AUGUST 15, 2020 “REMOTE”

BUSINESS/GENERAL DISCUSSION OF CURRENT EVENTS

9:30 a.m. – 10:15 a.m.

Hot Topics: General Questions: Kraettli Epperson & Charis Ward

Legislative Report: Ryan Schaller

Previous Month’s TES Committee Minutes: Barbara Carson

PRESENTATIONS

Speakers (Sub- Comm.)	Standard#	Status	Description

10:15 a.m. – 11:00 a.m. *****

<u>Seda</u> Dowd Wimbish Charney Kempf McDonald Anthony Goins Brown McMillin Loffland McEachin Orlowski Stuhr	3.2	Aug Draft	<i>AFFIDAVITS AND RECITALS</i> The question has arisen as to whether an Affidavit of Heirship with Will attached (for oil and gas interests) can be used but following intestate law instead of the terms of the attached Will.
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<u>Carson,</u> <u>Orlowski</u> Struckle Schaller	17.4	Aug. Report	<i>TRANSFER ON DEATH DEEDS</i> Need to clarify whether all of the beneficiaries need to sign the post-death affidavit.
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11:00-11:15 BREAK *****

11:15-12:00 NOON *****

<u>Brown,</u> Reed Keen Carson Gossett Shields Seda McLean McDonald Schaller	29.1	Aug. Draft	<i>SLTA -- JURISDICTIONAL DEFECTS AND THEIR CURE</i> Do the SLTA Standards (Ch. 29) need to be revised to emphasize that jurisdictional defects are only cured in specified limited instances?
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<u>Brown</u> Keen Carson Orlowski Schaller Wittrock	General	Aug. Report	<i>CONTENT OF ABSTRACT</i> Need to analyze proper role of title examination standards in light of the authority and duty of the OAB.
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___*SATURDAY, SEPTEMBER 19, 2020, [TULSA or REMOTE]*___

<u>Wittrock</u> Schaller Ward	6.9 (New)	Aug. Report	<i>REMOTE ONLINE NOTARY</i> New Standard 6.9 to address new law allowing Remote Online Notaries and recording of electronic documents in tangible form.
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<u>Schaller</u> Seda Keen Tavilson	NEW	Aug. Draft	<i>COVID 19 COURT RELATED DELAYS</i> Need to create a Standard to memorialize the impact of the SCAD dealing with extending court related deadlines.
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<u>Keen,</u> <u>Reed,</u> <u>Wimbish,</u> Orlowski, McLean, Sullivan, Jones, Shields, Laughlin, Wolf, McEachin	NEW	Aug Draft	<i>INDIAN TITLE STANDARD</i> Report on status of efforts to identify changes needed throughout the Standards to reflect the impact of Indian ownership of land. The impact on Indian titles through the application of the SLTA and the MRTA may need to be clarified.
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<u>Keen</u> Epperson McEachin Seda Jones Schaller Brown	30.13	Aug Draft	<i>ABSTRACTING (30-YEAR)</i> Probably need to clarify that there can be no new “30-Year” abstracts, and all new abstracts must include all instruments, not just post-root instruments.
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<u>Brown</u> Schaller Keen	29.6	Aug. Report	<i>ABSTRACTING</i> Consideration of either adding additional pleadings to show in the abstract <u>or</u> removing the entire TES 29.6, due to authority of OAB to regulate abstract content.
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=====APPROVED=====

<u>Astle,</u> Reed, Kempf	14.8	Feb. App’d	<i>FOREIGN LIMITED LIABILITY COMPANIES...</i> Is a Foreign Limited Liability Company required to be registered in OK prior to receiving, holding, and transferring real property.
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Wimbish, Struckle, Schaller, Brown		May App'd	<i>OKLAHOMA ESTATE TAXES EXPIRATION</i> The question arose as to whether the passage of 10 years from the date of the repeal of the Oklahoma Estate Tax Lien Statute (effective Jan. 1, 2010) means we need to revise some or our existing Standards to reflect that fact.
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Astle Tack Wittrock	24.14	July App'd	<i>INCOMPLETE MORTGAGE FORECLOSURE</i> Need minor changes to deal with judgment liens and vacated sheriff sales.
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***** END OF PRESENTATIONS *****

=====UNSCHEDULED=====

=====TABLED TO 2021=====

COMMITTEE OFFICERS:

Co-Chair: Kraettli Q. Epperson, OKC

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Legislative Reporter: Ryan Schaller

Handbook Editor: Rhonda McLean

OBA Bulletin Board Highlights Reporter: Faith Orłowski

Title Update Seminars Director: Kraettli Q. Epperson

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2020 Title Examination Standards Committee

(Third Saturday: January through September)

Time: 9:30 a.m. to 12 noon

<u>Month</u>	<u>Day</u>	<u>City/Town</u>	<u>Location</u>
January	18	Tulsa	Tulsa County Bar Center
February	15	Stroud	Stroud Conference Center
March	21	CANCELLED	Due to Coronavirus
April	18	REMOTE	
May	16	REMOTE	
June	20	REMOTE	
July	18	REMOTE	
August	15	REMOTE	
September	19	Tulsa	?Tulsa County Bar Center

Tulsa County Bar Center
1446 South Boston
Tulsa, Oklahoma 74119-3612

Stroud Conference Center
218 W Main St.
Stroud, Oklahoma 74079

Oklahoma Bar Center
1901 N. Lincoln Blvd.
Oklahoma City, OK 73152-3036