

TES June Meeting
6/20/2020 9:30 – 12:00
Via Zoom

Attendees: Kraettli Epperson, Roberto Seda, Charis Ward, Rhonda McLean, Caron Loffland, Jim Tack, John Garvey, Deborah Reed, Catherine Hoopert, Stephanie Goins, Jeff Hand, Faith Orlovski, Ryan Schaller, Suzanne Grimes, Anita Anthony, Jennifer Jones, Monica Wittrock, Fred Kempf, Rusty Brown, Ralph Keen, Tim Dowd, Jay Struckle, Mitchell Moore, Sarah Moore, Charity Subblefield, Jena Williams, Andy Carruth, Cheri Gray

Rusty was to discuss two cases out of Tulsa that deal with the Walker issue. Rusty was unavailable apparently due to technical issues and later reappeared like magic. There are two cases on interlocutory appeals, Folk Case #118314 Methia (?) Case #118671, Supreme Ct has retained jurisdiction. One of these cases directly cited Walker as the basis for jurisdiction.

In re Sandiago Jr Harzog (?) – Is a bankruptcy trustee a bfp? Court determined that the record wins over equity. Case #16-14260-JDL

A few issues with County Clerks discussed. Giving a customer advice as to whether they owned minerals under a Deed, Clerks not accepting RONS, and a Clerk refusing a Deed when husband and wife own as tenants in common and only wife signs deed. Some discussion about possibly speaking to the County Deputies and Officers Association.

Legislative Report: Only 2 bills on Ryan's watch list were enacted:

SB1713 Residential building design elements, limitations on municipalities, etc. to enact certain restrictions

HB 2821 / HB 2823 Extends sunset date for abstracting board (started as 2821, enacted as 2823)

Incomplete Mortgage Foreclosure Standard 24.14 – Second Reading. Opening paragraph is the same as first reading, paragraph A has a change in placement of the added language, paragraph B is the same as the first reading, changes to C were made but are not underlined in the copy sent out, comma after filed needs to be removed from the print versions only. After 27 days of grammar discussion, and should “d” be “d”, further revisions were requested.

Covid-19 New Standard – First Reading. Most of it is a recital of the SCADs. Comment 4 attempts to interpret, comments requested on the interpretation. Discussion was had about “presumptively valid” regarding orders entered during the SCADs.

RON New Standard 6.9 – First Reading, sets out RON information. Discussion about moving caveat to part of the standard, some county clerks refusing to accept RONS. Further revisions will be made.

Revisions to SLTA (Chapter 29) Standards – Are the standards written too broadly so as to capture things that shouldn't be? Should it be expanded to include other Statute of Limitations? Or is the statute clear that you have marketable title after 10 years and the standard is fine? Wood v Simpson 1992 OK 90 was discussed. No consensus was reached, discussions will continue.