

**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”***

**May 21, 2022 AGENDA**

**(As of May 18, 2022)**

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

***[Note: if you want to download a free pdf copy of the current 2022 TES handbook, go to  
www.eppersonlaw.com]***

**SATURDAY, MAY 21, 2022**

<b>Speakers (Sub- Comm.)</b>	<b>Standard#</b>	<b>Status</b>	<b>Description</b>
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**BUSINESS/GENERAL DISCUSSION OF CURRENT EVENTS**

**9:30 a.m. – 10:15 a.m.**

**Secretary Notes:** Rhonda McLean

**Previous Month’s TES Committee Minutes:** Rhonda McLean

**Hot Topics / General Questions:** Kraettli Epperson

**Legislative Report:** Tyler Larsen

**PRESENTATIONS**

**10:15-10:45** \*\*\*\*\*

<b><u>Keen</u></b> <b><u>Reed</u></b> <b><u>Wimbish</u></b> McLean Sullivan Jones Shields Laughlin Wolf McEachin Moser-Goins	<b>General</b>	<b>May Report</b>	<b><i>INDIAN TITLE STANDARD</i></b> <b>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.</b>
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<b><u>Brown</u></b> Epperson Keen Reed Schaller Seda	<b>General</b>	<b>May Report</b>	<b><i>SLTA</i></b>
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**11:00-11:15 BREAK** \*\*\*\*\*

**PRESENTATIONS (CONT'D)**

**11:15-NOON** \*\*\*\*\*

<b><u>Carson</u></b> Dowd Seda Struckle Schaller Wurtz	<b>17.4</b>	<b>Feb. Report</b>	<b><i>TRANSFER ON DEATH DEEDS</i></b> <b>Need to clarify whether all of the beneficiaries need to sign the post-death affidavit.</b>
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\*\*\*\*\* END OF PRESENTATIONS \*\*\*\*\*

<u>Epperson</u> Brown Carruth Carson Keen Kempf Reed Seda Struckle Sullivan Wittrock	General	Pending Leg.	<i>PROBATE VENUE</i> Based on In the Matter of the Estate of Fulks (2020 OK 94), are any of our standards affected by the recent ruling?
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<u>Epperson</u> Carruth Dowd McLean Seda Taylor	NEW	Pending Leg.	<i>DEFAULT JUDGMENTS</i> Discussion as to motions for default judgments when seeking in light of the <i>Schweigert</i> case
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<u>McLean</u> Seda Carson Wimbish Charney Tucker Larsen		June Report	<i>SELF-DEALING TRUSTEE</i>
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=====APPROVED=====

=====UNSCHEDULED=====

<u>???</u> Seda Carson	29.6	Pending Leg.	<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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<u>???</u> Seda Carson	General	Pending Leg.	<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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<b><u>Larsen</u></b> Astle Wittrock Schaller Struckle	<b>24.*</b>	<b>Unsch.</b>	<b><i>AFFIDAVITS AND RECITALS</i></b> <b>The question has come up on how affidavits are to be used in lieu of mortgage releases.</b>
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=====TABLED TO 2023=====

**COMMITTEE OFFICERS:**

**Chair: Roberto Seda, OKC**  
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**Vice-Chair: Barbara Carson, Tulsa**  
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**barbaracarson@yahoo.com**

**Secretary: Rhonda McLean, OKC**  
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**rmclean@munsonmcmillin.com**

**Past-Chair: Kraettli Q. Epperson, OKC**  
**(405) 848-9100**  
**kqe@meehoge.com**

**Legislative Reporter: Tyler Larsen**

**Handbook Editor: Michael McMillin**

**OBA Bulletin Board Highlights Reporter: TBD**

**Title Update Seminars Director: Kraettli Q. Epperson**

## 2022 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	15	Virtual	N/A
February	19	Stroud	Hampton Inn
March	19	OKC	Oklahoma Bar Center
April	16	Stroud	Hampton Inn
May	21	Tulsa	FirsTitle
June	18	Stroud	Hampton Inn
July	16	OKC	Oklahoma Bar Center
August	20	Stroud	Hampton Inn
September	17	Tulsa	FirsTitle

### FirsTitle

1401 S. Boulder Ave  
Tulsa, Oklahoma 74119

### Hampton Inn & Suites

915 Ada Webb Dr  
Stroud, Oklahoma 74079

### Oklahoma Bar Center

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