

**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”***

**JANUARY 21, 2023 AGENDA**

**(As of January 20, 2023)**

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

***[Note: if you want to download a free pdf copy of the current 2023 TES handbook, go to  
www.eppersonlaw.com]***

**SATURDAY, JANUARY 21, 2023**

<b>Speakers (Sub- Comm.)</b>	<b>Standard#</b>	<b>Status</b>	<b>Description</b>

**BUSINESS/GENERAL DISCUSSION OF CURRENT EVENTS**

**9:30 a.m. – 10:15 a.m.**

**Secretary Notes: General Questions: Rhonda McLean**

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

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

**Legislative Report: Tyler Larsen**

**PRESENTATIONS**

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<b><u>Carson</u> Dowd Seda Struckle Schaller Wurtz</b>	<b>17.4</b>	<b>2<sup>nd</sup> Reading</b>	<b><i>TRANSFER ON DEATH DEEDS</i></b> Need to clarify whether all of the beneficiaries need to sign the post-death affidavit.
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<b><u>McLean</u> Seda Carson Wimbish Charney Tucker Larsen</b>	<b>General</b>	<b>Aug. Report</b>	<b><i>SELF-DEALING TRUSTEE</i></b>
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<b><u>Brown</u> Epperson Keen Reed Schaller Seda</b>	<b>General</b>	<b>Aug. Report</b>	<b><i>SLTA</i></b>
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<b><u>Keen</u> <u>Reed</u> <u>Wimbish</u> McLean Sullivan Jones Shields Laughlin Wolf McEachin Moser- Goins</b>	<b>General</b>	<b>May Report</b>	<b><i>INDIAN TITLE STANDARD</i></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.
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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.
<u>???</u> Seda Carson	29.6	Pending Leg.	<i>ABSTRACTING</i> Consideration of either adding additional pleadings to show in the abstract or removing the entire TES 29.6, due to authority of OAB to regulate abstract content.
<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.
<u>Larsen</u> Astle Wittrock Schaller Struckle	24.*	Unsch.	<i>AFFIDAVITS AND RECITALS</i> The question has come up on how affidavits are to be used in lieu or mortgage releases.

\*\*\*\*\* END OF PRESENTATIONS \*\*\*\*\*

=====APPROVED=====

=====UNSCHEDULED=====

=====TABLED TO 2024=====

**COMMITTEE OFFICERS:**

**Chair: Roberto Seda, OKC  
(405) 759-0678  
rseda@sedalawfirm.com**

**Vice Chair: Barbara Carson, Tulsa  
(918) 605-8862  
barbaracarson@yahoo.com**

**Secretary: Rhonda McLean, OKC  
(405) 513-7707  
rmclean@munsonmcmillin.com**

**Co-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**

## **2023 Title Examination Standards Committee**

(Third Saturday: January through September)

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

<b><u>Month</u></b>	<b><u>Day</u></b>	<b><u>City/Town</u></b>	<b><u>Location</u></b>
<b>January</b>	<b>21</b>	<b>Tulsa</b>	<b>FirsTitle</b>
<b>February</b>	<b>18</b>	<b>Stroud</b>	<b>Hampton Inn</b>
<b>March</b>	<b>18</b>	<b>OKC</b>	<b>Oklahoma Bar Center</b>
<b>April</b>	<b>15</b>	<b>Stroud</b>	<b>Hampton Inn</b>
<b>May</b>	<b>20</b>	<b>Tulsa</b>	<b>FirsTitle</b>
<b>June</b>	<b>17</b>	<b>Stroud</b>	<b>Hampton Inn</b>
<b>July</b>	<b>15</b>	<b>OKC</b>	<b>Oklahoma Bar Center</b>
<b>August</b>	<b>19</b>	<b>Stroud</b>	<b>Hampton Inn</b>
<b>September</b>	<b>16</b>	<b>Tulsa</b>	<b>FirsTitle</b>

### **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**