

TES Minutes
February 17, 2024
Stroud, Oklahoma

Attendance: See Attached

Called to Order at 9:31

January Minutes – Approved

Hot Topics:

Online Sheriff's Sales – Currently being conducted by Oklahoma County only (as far as we are aware), one Oklahoma County judge has ruled that the online sale currently being conducted is not a public sale and did not confirm the sale, had confirmed prior sales with "reservations"

Oklahoma County Assessor notice that property does not close – attorney that worked on that file clarified that the issue was actually a different issue

Objection when legal description does not close or new legal description overlaps another description – yes, if there's overlapping legal descriptions there must be a cross conveyance or quiet title

Dresser drawer deeds to sever joint tenancy

TODD to daughter, daughter gets bad advice and told it's too late to file acceptance when it's not and probate gets filed and property doesn't go where grantor intended

Alien Affidavit update – 2/6/2024 AG opinion issued; FAQs to be issued in a couple of weeks; excludes oil and gas, minerals, governments from the Affidavit

Quiet title judgment – service by publication only on unknown heirs, question as to why underwriter would require 3 years pass before marketable when statute specifically states that bfp not affected

Unknown heirs – do you have to specifically name known children?

Legislative Update – listing of bills to watch

Reminder of TES schedule change and we will only meet until April

TODDs – Is substantial compliance in the Deed or the acceptance passable? Not a lot of Oklahoma law but committee will work on looking at other states and what they may have

Indian Title Standards – Subcommittee had a meeting this last week and discussed one new comment regarding Section 83 affidavits and one new standard regarding information gathering to begin to determine restricted status; will meet again before the next TES meeting

Affidavits and Recitals re Mortgage releases – hesitancy from some members on a standard stating that they are required to be given effect; some members are not really seeing them in use; indemnities are more likely to be used because of time requirements in statute; will table the topic

Meeting adjourned at 11:45 am.

Title: FEBRUARY 2024 TITLE EXAM STANDARDS PROGRAM

Course Date(s): 02/17/2024

Course Location: STROUD, OK

Approved Hours: 2.50

General: 2.50

Ethics:0.00

Course Delivery: LIVE PROGRAM

NUMBER OF ATTENDEES: 18

OBA #	NAME	TEACHING	CREDITS
360	Dale Astle		2.50 G
9756	John Wimbish		2.50 G
16820	Barbara Carson		2.50 G
22330	Charis Ward		2.50 G
19704	Christopher Shields		2.50 G
22178	Frank Hinton		2.50 G
3272	John Garvey		2.50 G
17077	Ralph Keen		2.50 G
15221	David Dryer		2.50 G
22231	Matthew McDonald		2.50 G
30642	Rhonda McLean		2.50 G
12645	Ross Dewbre		2.50 G
15535	Byron Brown		2.50 G
30713	Ryan Schaller		2.50 G
31220	Roberto Seda		2.50 G
22242	Stephanie Moser		2.50 G
4386	Sarah Stuhr		2.50 G
2458	Timothy Dowd		2.50 G