

ENROLLED HOUSE  
BILL NO. 2796

By: Askins and Kirby of the  
House

and

Smith of the Senate

An Act relating to recordable instruments; amending 19 O.S. 1991, Section 298, which relates to recordable instruments containing necessary information for indexing; amending 16 O.S. 1991, Section 28, which relates to instruments written or printed in English; providing for recordable instruments to be original or certified original documents; requiring certain information for legal description; providing for recordable instruments to be in English language; requiring documents to be filed on certain form or in certain print, on certain paper, and with certain margins; permitting legibly written documents; and providing an effective date.

BE IT ENACTED BY THE PEOPLE OF THE STATE OF OKLAHOMA:

SECTION 1. AMENDATORY 19 O.S. 1991, Section 298, is amended to read as follows:

Section 298. A. Every county clerk in each county of this state shall require that the mandates of the Legislature be complied with, as expressed in Sections 287 and 291 of this title; and for that purpose, every instrument offered which may be accepted by ~~him~~ the county clerk for recording, affecting specific real property whether of conveyance, encumbrance, assignment, or release of encumbrance, lease, assignment of lease or release of lease, shall be an original or certified original instrument and clearly legible in accordance with the provisions of subsection B of this section, and shall by its own terms describe ~~said~~ the property by the its specific legal description, which description shall be either by lot, block, addition, and town or by metes and bounds or to the nearest quarter section or by governmental survey description including the numerical section, township, and range and the county, and provide such information as is necessary for indexing numerically as required in Sections 287 and 291, and on each such instrument shall be listed the mailing address of the grantee, mortgagee, assignee or other designated party to which ~~said~~ the instrument is to be delivered. Any instrument offered to a county clerk for recording containing more than twenty-five legal descriptions per page, counted as each description which could require a separate line entry in the numerical index, shall be accompanied by an additional filing fee of One Dollar (\$1.00) per legal description in excess of twenty-five legal descriptions per page to be paid to the county clerk. Unless the person offering ~~such~~ the instrument is willing to reform such the instrument to conform to said statutory requirements, for which purpose it may be

withdrawn and refiled, the county clerk shall have no authority to record the same in ~~his~~ the records of deeds, leases or mortgages nor to index the same upon the index records referred to in Sections 287 or 291 of this title, or to file or record the same in ~~his~~ the office of the county clerk.

B. All documents filed of record in the office of the county clerk pursuant to subsection A of this section or pursuant to any other law shall be the original or certified original document, clearly legible in the English language. Such documents shall be on any form utilized by a federal or state agency or a county or municipal government, or shall be on computer-printed, laser-printed, or typewritten noncolored paper which shall measure eight and one-half (8 1/2) inches in width by eleven (11) inches in length or eight and one-half (8 1/2) inches in width by fourteen (14) inches in length. If computer-printed or laser-printed, all language shall be printed in a clear typeface, in not less than twelve-point type. If typewritten, all documents shall be produced with not less than pica type, ten (10) spaces per inch. Documents may also be legibly hand-written. The top margin of all documents shall be at least one (1) inch and all other margins shall be at least one-half (1/2) inch.

SECTION 2. AMENDATORY 16 O.S. 1991, Section 28, is amended to read as follows:

Section 28. No instrument affecting the title to real estate shall be filed for record or recorded unless plainly printed or written or partly printed and partly written and the instrument is an original or certified original instrument, clearly legible in the English language. Such documents shall be on any form utilized by a federal or state agency or a county or municipal government, or shall be on computer-printed, laser-printed, or typewritten noncolored paper which shall measure eight and one-half (8 1/2) inches in width by eleven (11) inches in length or eight and one-half (8 1/2) inches in width and fourteen (14) inches in length. If computer-printed or laser-printed, all language shall be printed in a clear typeface, in not less than twelve-point type. If typewritten, all documents shall be produced with not less than pica type, ten (10) spaces per inch. Documents may also be legibly hand-written. The top margin of all documents shall be at least one (1) inch and all other margins shall be at least one-half (1/2) inch.

SECTION 3. This act shall become effective November 1, 1996.

Passed the House of Representatives the 15th day of May, 1996.

Speaker of the House of  
Representatives

Passed the Senate the 15th day of May, 1996.

President of the Senate