

1 **SENATE FLOOR VERSION**

2 February 10, 2026

3 SENATE BILL NO. 1643

By: Rader of the Senate

4 and

5 Hall of the House

6  
7  
8 An Act relating to transfer-on-death deeds; amending  
9 58 O.S. 2021, Section 1253, which relates to  
10 transfer-on-death deed form; requiring certain notice  
11 on certain form; and providing an effective date.

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

13 SECTION 1. AMENDATORY 58 O.S. 2021, Section 1253, is  
14 amended to read as follows:

15 Section 1253. An interest in real estate is titled in transfer-  
16 on-death form by executing, acknowledging and recording in the  
17 office of the county clerk in the county where the real estate is  
18 located, prior to the death of the owner, a deed in substantially  
19 the following form:

20 \_\_\_\_\_ (name of owner) being of competent mind and  
21 having the legal capacity to execute this document, as owner  
22 transfers on death to \_\_\_\_\_ (name of beneficiary) as  
23 grantee beneficiary, the following described interest in real  
24 estate: (here insert description of the interest in real estate).

1 THIS TRANSFER-ON-DEATH DEED IS REVOCABLE. IT DOES NOT TRANSFER ANY  
2 OWNERSHIP UNTIL THE DEATH OF THE OWNER. IT REVOKES ALL PRIOR  
3 BENEFICIARY DESIGNATIONS BY THIS OWNER FOR THIS INTEREST IN REAL  
4 ESTATE. THE GRANTOR HAS THE RIGHT TO WITHDRAW OR RESCIND THIS DEED  
5 AT ANY TIME. ANY BENEFICIARY NAMED IN THIS DEED IS HEREBY ADVISED  
6 THAT THIS DEED MAY BE WITHDRAWN OR RESCINDED WHETHER OR NOT MONEY OR  
7 ANY OTHER CONSIDERATION WAS PAID OR GIVEN. A BENEFICIARY MUST  
8 RECORD THIS AFFIDAVIT AND RELATED DOCUMENTS WITH THE COUNTY CLERK  
9 WHERE THE PROPERTY IS LOCATED WITHIN NINE MONTHS OF THE DEATH OF THE  
10 GRANTOR OR THE INTEREST IN THE PROPERTY WILL REVERT TO THE GRANTOR'S  
11 ESTATE.

12 THE STATE OF OKLAHOMA  
13 COUNTY OF \_\_\_\_\_

14 Before me, on this day personally appeared \_\_\_\_\_,  
15 \_\_\_\_\_, and \_\_\_\_\_, the owner of the land described in  
16 this deed, and the witnesses, respectively, whose names are  
17 subscribed below in their respective capacities, and the owner of  
18 the land declared to me and to the witnesses in my presence that the  
19 deed is a revocable transfer-on-death of the real estate described  
20 therein, and the witnesses declared in the presence of the owner of  
21 the real estate and in my presence that the owner of the land  
22 declared to them that the deed is a revocable transfer-on-death of  
23 the real estate described therein and that the owner of the land  
24 wanted each of them to sign it as a witness, and that each witness

1 did sign the same as witness in the presence of the owner of the  
2 land and in my presence.

3 \_\_\_\_\_  
4 (name of owner)

5 \_\_\_\_\_  
6 (witness)

7 \_\_\_\_\_  
8 (witness)

9 Subscribed and acknowledged before me by \_\_\_\_\_, the owner  
10 of the land, and \_\_\_\_\_ and \_\_\_\_\_, witnesses, this  
11 \_\_\_ day of \_\_\_\_\_ (month), \_\_\_\_\_ (year).

12 \_\_\_\_\_  
13 (signature of notary public)

14 (Seal)

15 My commission expires \_\_\_\_\_ (date).

16 Instead of the words "transfer-on-death" the abbreviation "TOD" may  
17 be used.

18 SECTION 2. This act shall become effective November 1, 2026.

19 COMMITTEE REPORT BY: COMMITTEE ON JUDICIARY  
20 February 10, 2026 - DO PASS

21  
22  
23  
24