

1 STATE OF OKLAHOMA

2 2nd Session of the 60th Legislature (2026)

3 SENATE BILL 1643

By: Rader

6 AS INTRODUCED

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

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

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

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

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

24 THIS TRANSFER-ON-DEATH DEED IS REVOCABLE. IT DOES NOT TRANSFER ANY

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5 THAT THIS DEED MAY BE WITHDRAWN OR RESCINDED WHETHER OR NOT MONEY OR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

11 THE STATE OF OKLAHOMA

12 COUNTY OF _____

13 Before me, on this day personally appeared _____,
14 _____, and _____, the owner of the land described in
15 this deed, and the witnesses, respectively, whose names are
16 subscribed below in their respective capacities, and the owner of
17 the land declared to me and to the witnesses in my presence that the
18 deed is a revocable transfer-on-death of the real estate described
19 therein, and the witnesses declared in the presence of the owner of
20 the real estate and in my presence that the owner of the land
21 declared to them that the deed is a revocable transfer-on-death of
22 the real estate described therein and that the owner of the land
23 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 20 60-2-2690

TEK

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