



1 assignment of lease or release of lease, shall be an original or  
2 certified copy of an original instrument and clearly legible in  
3 accordance with the provisions of subsection B of this section, and  
4 shall by its own terms describe the property by its specific legal  
5 description, and provide such information as is necessary for  
6 indexing as required in Sections 287 and 291 of this title, and on  
7 each such instrument shall be listed the mailing address of the  
8 grantee, mortgagee, assignee or other designated party to which the  
9 instrument is to be delivered after recording. If an instrument  
10 offered to a county clerk for recording contains more than twenty-  
11 five legal descriptions requiring separate entries in the indexes  
12 required by Sections 287 and 291 of this title, the descriptions  
13 shall be sorted by addition, block, and lot if platted property, or  
14 by township, range, and section if described by governmental survey  
15 description. Any instrument offered to a county clerk for recording  
16 containing more than twenty-five legal descriptions per page,  
17 counted as each description which could require a separate line  
18 entry in the numerical index, shall be accompanied by an additional  
19 filing fee of One Dollar (\$1.00) per legal description in excess of  
20 twenty-five legal descriptions per page to be paid to the county  
21 clerk. Unless the person offering a nonconforming instrument for  
22 filing is willing to reform the instrument to conform to statutory  
23 requirements, for which purpose it may be withdrawn and refiled  
24 during the same business day, the county clerk may refuse to record

1 the same in the records of deeds, leases or mortgages or to index  
2 the same upon the index records referred to in Section 287 or 291 of  
3 this title, or to file or record the same in the office of the  
4 county clerk.

5 B. All documents filed of record in the office of the county  
6 clerk pursuant to subsection A of this section or pursuant to any  
7 other law shall be an original or a certified copy of an original  
8 document. Such documents shall be clearly legible, in the English  
9 language, using xerographically reproducible dark ink, on paper of a  
10 color that is xerographically reproducible by the copying equipment  
11 in use by the county clerk. Unless otherwise provided by law, such  
12 documents shall measure no larger than eight and one-half (8 1/2)  
13 inches by fourteen (14) inches. All documents shall provide an area  
14 free of printed information sufficient in size to accommodate  
15 affixation of the documentary stamps required by Section 3201 of  
16 Title 68 of the Oklahoma Statutes, any certification of the payment  
17 of mortgage taxes required by Section 1901 et seq. of Title 68 of  
18 the Oklahoma Statutes, and the recording information affixed by the  
19 county clerk upon acceptance of a document for recordation. Any  
20 part of a signature or any stray markings within the margin shall  
21 not void the requirements for accepting and filing any document by  
22 any county within the state, provided there remains sufficient space  
23 for the affixation of stamps and recording information without  
24 covering language contained in the instrument. If an instrument

1 submitted to the county clerk for recording does not contain  
2 sufficient space for the affixation of such stamps and recording  
3 information without covering language contained in the instrument,  
4 the county clerk shall attach an additional page to the document to  
5 provide for the affixation of such stamps and recording information.  
6 A county clerk shall not charge any additional fee or fine for stray  
7 markings within the margin of a document. The top margin of all  
8 documents shall be at least ~~one (1) inch~~ two (2) inches and all  
9 other margins shall be at least ~~one-half (1/2)~~ one (1) inch.

10 C. Despite any provision in this section to the contrary, the  
11 county clerk shall accept for filing any document that fails to meet  
12 the requirements of subsection B of this section if:

13 1. The document is an original or a certified copy of an  
14 original;

15 2. The document is legible without the aid of magnification or  
16 other enhancement of the text;

17 3. The document is xerographically reproducible by the copying  
18 equipment in use by the county clerk;

19 4. The document meets all other statutory requirements for  
20 recordation; and

21 5. The person offering the instrument for recording pays the  
22 additional fee provided in Section 32 of Title 28 of the Oklahoma  
23 Statutes for nonconforming documents.

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1 D. Despite any provision in this section to the contrary, a  
2 digitized image or electronic copy of an original or certified copy  
3 of an original instrument or document shall satisfy the requirement  
4 that the document be an original or certified copy of an original  
5 instrument or document, provided that the digitized image or  
6 electronic copy is submitted for recording electronically pursuant  
7 to the Uniform Real Property Electronic Recording Act in Title 16 of  
8 the Oklahoma Statutes and all other rules promulgated pursuant to  
9 that act.

10 E. This section shall not apply to plats, filings under the  
11 Uniform Commercial Code, or any other instruments that may be filed  
12 pursuant to any other law.

13 F. All documents accepted for filing, including all documents  
14 filed before ~~the effective date of this act~~ February 18, 1997, shall  
15 be deemed to comply with the requirements of this section and,  
16 except as otherwise provided by law, impart constructive notice of  
17 the contents of such document to third parties unless a person  
18 claiming adversely to any such document files an affidavit setting  
19 forth the basis of such claim in the office of the county clerk of  
20 the county where the property is located within six (6) months from  
21 ~~the effective date of this act~~ February 18, 1997.

22 SECTION 2. This act shall become effective November 1, 2019.

23 COMMITTEE REPORT BY: COMMITTEE ON COUNTY AND MUNICIPAL GOVERNMENT,  
24 dated 03/28/2019 - DO PASS.