



THE KANSAS ABTRACTER

The Official Publication of The Kansas Land Title Association

Summer 2007

SHAWN HERRICK, Editor

The 100th Annual KLTA Convention is upon us! *LET'S GET READY TO PARTY!*

We have a 100th Birthday to celebrate. Come to the KLTA Annual Convention at the Marriott Hotel, Wichita, Kansas, August 9th through 11th. You'll have a great time networking with colleagues and friends. Take in the Trap Shoot or Golf tournament on Thursday and gather together for the Thursday evening Ice-Breaker. I think you will enjoy the casual atmosphere of this event! Friday, you'll have an opportunity to pick up Continuing Education hours and hear the latest from KLTA and ALTA update during the General Session that afternoon. We have a special keynote speaker lined up that I think will be both entertaining as well as eye opening! The Independent Agent's Section will once again meet following the conclusion of the general session

Friday afternoon. We'll have the latest news from our surrounding State Presidents and the always-appreciated Underwriters' Panel to conclude our event on Saturday. Registrations will be out soon, so watch your mail!! I look forward to seeing you there!

This year has passed by so quickly, and with so many challenges. We have faced many transitions this year in our Association, and will be saying farewell to some very important support staff who have served this Association for many years. Linda Lea, Steve, Roy and Randy, I thank you and KLTA thanks you! It has been a pleasure to work with each of you. Your dedication, perseverance and leadership for our association cannot be matched. I hope that you will allow us to draw from your

experience in the years to come.

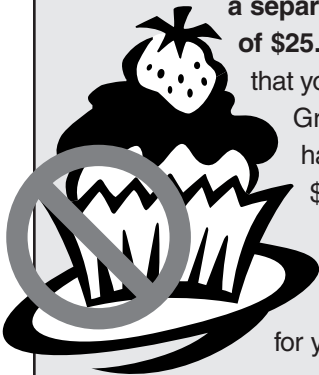
I want to share with you "The Five Keys to Surpassing Everyone's Expectations" by Robert K. Cooper:

1. *Direction, not Motion.* It's not how busy you are or how fast you're moving, it's how effectively you are advancing in the right directions.
 2. *Focus, not Time.* It's not how well you plan your time, it's how effectively you put your attention on what matters most.....in advance and as it unexpectedly appears.
 3. *Capacity, not Conformity.* It's not how good you are at copying others or making incremental improvements, it's how bold you are at unlocking hidden potential - in yourself and others - and applying it in new ways.
 4. *Energy, not Effort.* It's not how hard you try or how long you work, it's how effortlessly you get more of the right things done.
 5. *Impact, not Intentions.* It's not how lofty your intentions are or how much you want things to improve; it's how measurable a difference you are making in living your deepest values and achieving your biggest goals.
- Thank you KLTA for the honor of serving you. It has been a memorable experience. SEE YOU IN WICHITA!

—Suzan Kimball

KLTA PAC FUNDRAISER

We have again designated the Annual Golf Tournament as a PAC fundraiser for the 2007 Convention. However, just because you may not be a golfer, doesn't mean you can't participate - oh contraire!! I am issuing a challenge: **For every member registering for the Convention, to include with your registration a separate check, made payable to KLTA PAC, in increments of \$25.** We'll call it our "Bake-less Bake Sale". For each \$25 that you contribute, your name will be entered in a drawing for a Grand Prize! For example, Mr. Title donates \$25 - Mr. Title has one chance in the drawing. Ms. Kansas Title donates \$200, she has 8 chances to win! Now how can you beat that!! Government affects us all - big and small - and the only way to protect ourselves is with a strong presence in our lobbying and legislative efforts. Thanks in advance for your participation and Good Luck in the Drawing!!



President's Notes & Highlights Since Our Last Visit

By Suzan Kimball, KLTA President

THE EXECUTIVE COMMITTEE met following the conclusion of the Title School on February 9th. Of particular interest to our membership, after much discussion, the Committee voted to enact a late fee and reinstatement fee to memberships. The intentions are not to alienate our members, but the problem of late renewals has continually delayed the updating of membership directories and the website, and taken time away from our Executive Committee members and District Chairpersons' personal jobs to make follow up calls. The following notice will appear on all future applications and renewals: *"Notice to Members: Kansas Land Title Association membership dues are due and payable on or before October 31, of each year. If paid after the due date, a late fee of \$35.00 will be assessed. If dues remain unpaid for a period of 90 days from the due date, membership in the association shall be revoked. To reinstate membership, current dues, late fee and a reinstatement fee of \$70.00 must be paid."*

The Executive Committee also passed on the proposed Constitution and By-Law changes. The changes were published in the spring edition of the Kansas Abstracter and can be found on the website at the Kansas Abstracter link as well. You will want to review the changes being proposed, as these matters will be voted on during the business meeting on Saturday morning of the Convention.

The Executive Committee also has entered into an agreement with Larry Holser of Drive USA to manage the KLTA website, providing monthly updates and maintenance of the site. Mr. Holser has been hired at a cost of \$360 per year, with a review to be made during the convention meeting

of the success of the site. Please note, during the conversion from one host to the other and the service provider, we have had considerable problems, but I think we may have reached the top of the hill, and should be on the down hill slide from here on out.

OLTA Annual Convention

April 12th through 14th I attended the Oklahoma Land Title Association 100th Anniversary Annual Convention held in downtown Oklahoma City. Lieutenant Governor Jari Askins, whose family has been in the Title business for decades, gave the opening address during the Friday general session and encouraged OLTA to stay on top of its Legislative issues and be proactive. OLTA has a strong presence in the Oklahoma Legislature and spends a lot of time and money, lobbying for the industry. A report from the Oklahoma Insurance Commissioner included the advances being made in her department with technology, which will allow licensing to be conducted online and announcing her plans to increase the Continuing Education requirements from sixteen to twenty-four hours by next year. OLTA is also in transition, upon the resignation of long-time Executive Director Jan Loftis. Their new management team of Sandy Ruble and Trudy Pope will re-locate the association office to Norman. Trudy happens to be a "Kansas Transplant", hailing from the fair city of Johnson (out in my neck of the woods!) The Friday night function was a "Route 66" party, with everyone dressing in 50's/60's attire, and a Silent Auction for their PAC fundraiser. They have a Vendor Exhibit Hall and the OLTA Historian displayed memorabilia that was a

treat to view. I was fortunate to win an I-Pod from the Exhibitors drawing and had a fun time seeing past acquaintances and meeting new friends. The event concluded with a formal banquet on Saturday night, inducting their new officers and presentation of their Title Person of the Year - Bill Gill Award to Gary Goetzinger of Woodward.

RECOGNITION

We will again be recognizing long-time title professionals at the Convention Banquet on Friday, August 10th. If you or any of your employees have been in the title business for 25 years or more, in increments of 5 years (25, 30, 35, etc.), please submit the professional's name and number of years in the business, to our Association Executive Secretary, Shawn Herrick, secretary@klta.org or shawnherr@tfmwireless.net, no later than *July 1, 2007*, so that we can include your names with others to be honored.

Annual Meeting Notice

The Kansas Land Title Association will hold its Annual Meeting during the state convention being held August 9-11, 2007 in Wichita, Kansas at the Marriott. Please watch for registration materials, as they will be arriving soon. The slate of officers and Executive Committee members will be voted on the floor of the 100th Annual Convention of the KLTA, August 10th, 2007 in Wichita, Kansas.

FINAL LEGISLATIVE REPORT - 2007

Senate Bills:

53 – amends KSA 60-2403, et seq - requires that a district court judge release a judgment of record after it has been dormant for at least two years – shifts responsibility from clerk of court – signed by Governor on March 15, 2007

58 – amends KSA 58a-810 (c) - clarifies that a property titled in the name of a trust may be conveyed in the trust name or in the name of the trustee of that trust, provided that the trust name is clearly set forth in the conveyance – signed by Governor on March 22, 2007

137 - effectively prohibits commercial corporations (like Wal-Mart and Home Depot) from opening bank branches in the State of Kansas “no bank shall establish or maintain a branch in this state on the premises or property of an affiliate if the affiliate engages in commercial activities.” Would require all banks, regardless of charter, to compete stand-alone-branch to stand-alone-branch – signed by Governor on April 5, 2007

House Bills:

2036 – amends KSA 66-1227 and 66-1228 – amends existing law regarding disclosure of energy efficiency of certain commercial, industrial and residential buildings.

“Persons building or selling a previously unoccupied new residential structure which is a single family or multifamily unit of four units or less shall disclose to the buyer or prospective buyer at any time upon request or prior to the signing of the contract to purchase and prior to closing if changes have occurred or

are requested, information regarding the energy efficiency of the structure. For new residential structures that are completed and suitable for occupancy, but unsold, the completed disclosure form shall be made available to the buyer or a prospective buyer by the builder or seller when the residence is shown and at any other time upon request.” Uses 2006 International Energy Conservation Code as the energy efficiency standard for new buildings – disclosure

Copies/status of bills/law may be obtained at the following website:
www.kslegislature.org
– go to *“Enrolled and Signed Bills”* for the bills that have been signed by the governor.

form provides for comparisons of the residence being purchased with the 2006 IRC/IECC standard for the two climate zones within the state – signed by Governor on April 10, 2007

2249 – amends KSA 79-1437f – provides that real estate sales validation questionnaire is available to “a person licensed pursuant to the real estate brokers’ and salespersons’ act for the purposes of fulfilling such person’s statutory duties and providing information on market value of property to clients and customers” – signed by Governor on March 28, 2007

2295 – amends Real Estate Brokers’ and Salespersons’ Act dealing with disciplinary effects of criminal convictions on the issuance, renewal, or revocation of licenses – applicant must be fingerprinted and submit to a state and national criminal history background check. New Section 5 requires that on and after July 1,

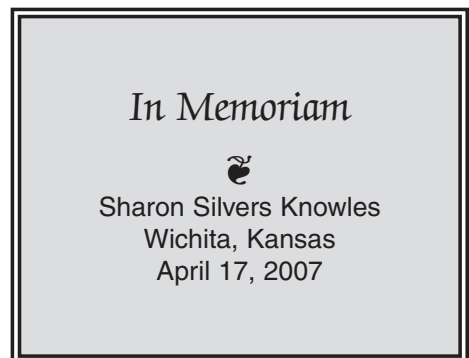
2008, each contract for the sale of residential real estate shall contain the following: “Kansas law requires persons who are convicted of certain crimes, including certain sexually violent crimes, to register with the sheriff of the county in which they reside. If you, as the buyer, desire information regarding those registrants, you may find information on the homepage of the Kansas Bureau of Investigation at <http://www.Kansas.gov/kbi> or by con-

tacting the local sheriff’s office” – signed by Governor on April 19, 2007.

2393– amendment to KSA 60-2403(b) – “Except for those judgments which have become void as of July 1, 2007, no judgment for the support of a child

shall be or become dormant for any purpose except as provided in this subsection. If a judgment would have become dormant under the conditions set forth in subsection (a), the judgment shall cease to operate as a lien on the real estate of the judgment debtor as of the date the judgment would have become dormant, but the judgment shall not be released of record pursuant to subsection (a).” - signed by Governor on May 9, 2007

NOTE: 2007 is a carry-over year.



A Note from Shawn

New Baby

I am sitting here at my desk with a baby in a bouncy seat by my side, and baby watching the screen change with awe - not really in awe about what I'm writing though. With reliance on old clippings I would like to announce the arrival of Erin Renae Herrick on April 6th at 8:15 am. She was 21 inches long and weighed 6 lbs 13 oz. She is beautiful to us and the big sisters are great helpers. I know it was just a few days ago that we welcomed our two older daughters; now 8 and 5. But, at the same time I seem to have forgotten so much. I keep my "What to Expect the First Year Book" beside me to re-educate me on things. But I am beginning to relax a little because she is an amateur herself. This little pinkling has never had parents either.

Having a new baby puts in perspective all the things you feel stressed about, especially at your job. If that concept is crystal to you, then you should understand clearly about this idea. When you consider that most of us sleep around 8 hours a day (except those of us with infants at home). Almost all of us take time to groom ourselves too – lets say a minimum of another 30 minutes or an hour. Usually you have a drive to your place of employment and back home, conservatively another 30 minutes a day. Dinnertime has to be considered too – an hour on average if you clean up after yourself. Of course there has to be time allotted for household duties, shopping, cleaning, laundry, yard work etc.; for the ladies 3 hours a day and guys maybe 15 minutes. Just Kidding; but let's factor 2 hours. There is maybe another 2 to 3 hours of fun or relaxation. If you're lucky, a maximum of the remainder of your 24-hour day is at work.

What's my point? The largest portion of your waking hours is spent on the job. Shouldn't you enjoy what you do for a living? Shouldn't you feel good about yourself at 5:00 p.m. each evening? You can achieve a level of peace about your profession by believing you do the best you can and genuinely like the people in your industry. The best way to reach that ideal is to attend your industries association events for education and nurturing relationships with your peers. Watch for your registration materials soon – because your opportunity for peace and contentment in life is coming in August at your KLTA Centennial Convention.

OK...OK...it may be a bit much to expect that attending our convention will set the world on the right axis for you. But, really you should go!

www.klta.org

Be sure to visit our website on a regular basis as current information is posted in a timely manner. If you ever have questions about KLTA check the website first.

Education Committee

Appointments:

President, Suzan Kimball, has appointed the following persons to three-year terms on the Education Committee:

Karen Panter, Smith Center
- Exp. 3/2010

Chris St. John, Topeka
- Exp. 3/2010

Roger Hannaford, III, Marion
- Exp. 3/2010

Debbie Wing, Kansas City
- Exp. 3/2010

Doug Simmons, Olathe
- Exp. 3/2010

Larry Cameron, has submitted his resignation from the Education Committee, effective as of April 9, 2007. Appointed to fulfill his term is: Richelle (Shelly) Axtell, Meade
- Exp. 3/2008

Notification of Appointments:

Governor Kathleen Sebelius has made the appointment of Gregory S. Gordon to the Abstracters' Board of Examiners. He succeeds himself and was reappointed for another term that ends June 30, 2010.

Nominating Committee Report:

The KLTA Nominating Committee, consisting of Suzan Kimball, Deborah Lewis, Lee Taylor, Polly Epting and Randy Barbour, met via teleconference on April 25, 2007. The following nominations were made:

President: Larry Cameron, Sedan

President-Elect: Jeff Amrein, Topeka

Vice-President: Doug Simmons, Olathe

Second District: Todd Lynch, Olathe
– to fill unexpired term of
Doug Simmons (Exp. 2009)

At-Large: Glen McQueen, Hugoton
– 3-year term - Exp. 2010

At-Large: Paul Pendry, Lawrence
– 3-year term - Exp. 2010

The slate of officers and Executive Committee members will be voted on the floor of the 100th Annual Convention of the KLTA, August 10th, 2007 in Wichita, Kansas.

Education Committee

The Education Committee met on April 9th, for a follow up study to the Feb 2007, Title School and the planning of the Title School for Feb 2008. During this follow up meeting the committee looked at the financial information and course evaluations.

Time was spent by the committee going over detailed expense and income figures both for the Title School and Continuing Education. The aspect of expense to the members of KLTA and those attending the school is taken very seriously. The committee is always looking for ways to hold cost in check and provide excellent teachers and course work and materials. Our GOAL is to keep the cost to attend affordable and to have a nice clean facility for attendees. As many noticed this year, the course materials were presented to school attendees in a bound book versus the three-ring notebook that had been provided in years past. This alone was a great savings to the overall expense of the school. We also negotiate with the hotel for excellent room rates and food cost.

The committee also spends time going over course evaluations. These are collected from attendees after each class, and the summary of information gathered from them. This information helps the committee better understand what changes, if any, need to be made to provide improvement to the classes.

Planning for the 2008, title school and the courses to be offered became the focus of committee members as we work to develop and provide materials important to our everyday business. The committee divided into three groups, one for each of the three sections of the title school. In these breakout sessions classes and the instructors for the coming year are identified. The process is put into

action to insure a tremendous opportunity for those attending to receive important information that can be used in the title and abstract business.

This year the committee also discussed and is studying ways to improve our communication with the KLTA membership and provide services to those who take advantage of such a great opportunity for education. Our goal is to have information about the title school on the KLTA Web site early enough for everyone to make adequate plans for anyone attending.

In the study stage are a couple of items that may make things easier for a lot of members. The first is to provide the ability for registrants to register for title school and continuing education on-line and be able to pay with a credit card. Also, under study is the possibility of providing continuing education on-line by having KLTA as an online continuing education provider approved by the insurance department. These are just in the investigative stages, but you can see that the education committee is working for

you to provide you more access to the tools you need in your business.

I want to thank the Education Committee for ALL the dedication and hard work that they put into making the title school work so smoothly, it is truly a committee effort by all involved.

*Doug Simmons
Education Committee Chairman*



The Education Committee honored Linda Lea Voss at its April 9th meeting. Chair, Doug Simmons, presented Linda Lea with a dozen roses. Linda Lea has served on the Education Committee and is the event coordinator for Title School and Continuing Education. Congratulations Linda Lea, and thank you for your many years of service to KLTA!

DISTRICT MEETINGS

District Meetings were held in Manhattan and WaKeeney on April 17th and 18th, serving a total of 87 members at the two sites. A special thanks goes to Roy, Lee & Todd, for hosting our group in Manhattan, and to Elaine and E. Jay for hosting in WaKeeney. I gave a report on my recent travels to Washington, D.C. for the ALTA Federal Conference, including the status of the GAO Report (in Manhattan I reported that ALTA had been assured it would receive a copy of the report prior to its release, but by the time we met in WaKeeney the report had been released) and

Oklahoma City for the OLTA 100th Anniversary. Larry Cameron reported on the 2008 KLTA Convention to be held in Overland Park at the Marriott Hotel. Roy Worthington presented our Legislative Update, stating this was the first in about 25 years that he has not had to make a trip to Topeka to testify on matters affecting our industry. The Manhattan meeting included a presentation by Dr. Roger Reitz, Senator from the Manhattan area, who gave his views of what he thought should be important to the Legislature and the need to provide "funding" for those bills they do enact.

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Address Change for KLTA Association Office

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shawnherr@tfmwireless.net

Change of address for member

Brad Zimmerman, Zimmerman
Abstract - His office was destroyed
in the Greensburg Tornado and
KLTA extends sympathies. There
has been a new office set up in
Mullinville:

The new address is:
213 S. Main
Mullinville, KS 67109
Phone: 620-548-2238
Fax: 620-548-2288

KLTA Kalendar

KLTA Centennial Convention

August 9-11, 2007
Wichita Marriott
Wichita, Kansas

KLTA Continuing Education

(4 hours)
August 10, 2007
Marriott Hotel
Wichita, Kansas

ALTA Annual Convention

October 10-14, 2007
Chicago Hilton
Chicago, Illinois

KLTA Title School

February 6-8, 2008
Marriott Hotel
Wichita, Kansas

KLTA Continuing Education

(4 hours)
February 7, 2008
Marriott Hotel
Wichita, Kansas

ALTA Federal Conference

March 10-12, 2008
Washington, DC

KLTA Annual Convention

August 7-9, 2008
Marriott Hotel
Overland Park, Kansas

KLTA Continuing Education

(4 hours)
August 8, 2008
Marriott Hotel
Overland Park, Kansas

ALTA Annual Convention

October 15-18, 2008
Hyatt Regency Kauai Resort
Koloa, Kauai, HI

KLTA Title School

February 4-6, 2009
Marriott Hotel
Wichita, Kansas

KLTA Continuing Education

(4 hours)
February 5, 2009
Marriott Hotel
Wichita, Kansas

ALTA Annual Convention

October 21-24, 2009
The Breakers
Palm Beach, Florida

KLTA Title School

February 10-12, 2010
Marriott Hotel
Wichita, Kansas

KLTA Continuing Education

February 11, 2010
Marriott Hotel
Wichita, Kansas

ALTA Annual Convention

October 13-16, 2010
Manchester Grand Hyatt
San Diego, California