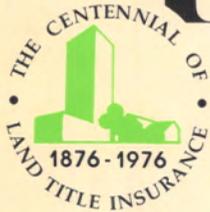


# TITLE NEWS



**DO NOT REMOVE**



**ALTA REPRESENTATIVES,  
FEDERAL OFFICIALS MEET**



## A Message from the Chairman, Title Insurance and Underwriters Section

JULY, 1976

As we mark the passage of this Bicentennial year, we would do well not only to celebrate our nation's past successes, but to assess its prospects for the future. And, those of us in the business community recognize that America's future is intimately bound to the continued strength of America's free enterprise system.

It is indeed unfortunate that our free enterprise system is no longer as "free" as it was during America's earlier years. Those of us in the title industry have been made especially aware of certain, recent abridgements of free enterprise. Now, more than ever, the title industry is confronted with the prospect of Big Government curtailing, or even eliminating, our services. In the recent past, we have been faced with Congressional moves to dictate our prices. Consumer groups today are advocating a national Torrens system that would put the government into the title business, and keep private enterprise out.

To compound the problem, we have witnessed a frightening growth in recent years of the "fourth branch of government". Originally, our nation's constitution provided for a system of checks and balances among the Executive, Legislative and Judicial branches of our federal government. However, our Founding Fathers never envisioned an unchecked and all-powerful system of agencies, commissions and bureaus — which once established, continue to grow, arrogating more and more power, and without any institutionalized restraints or accountability.

Although these various agencies fall within the purview of the Executive Branch, and were originally authorized by federal legislation, they have come to assume the mantle of 'de facto' Legislators. Even more alarmingly, these agencies have no constituencies to whom they must account, and whose will they should reflect.

Let us consider a few examples:

The Environmental Protection Agency is less than 10 years old but has about 11,000 people on its staff. The Federal Energy Administration was created "temporarily" in 1973 to deal with the energy crisis, but now has 3,500 people on its staff and a budget of \$142,000,000,000.00 a year. Who has paid the price for the poor decisions and judgments of the Interstate Commerce Commission? The Commission members? Or the customers and stockholders of America's railroads — and the taxpayers who are footing the bill?

The Ford administration estimates that the current cost of useless and wasteful regulation by federal agencies is now up to \$130,000,000,000.00 a year. It is costing American business a minimum of \$18,000,000,000.00 a year to submit reports and information . . . and it costs the government another \$15,000,000,000.00 of the taxpayers' dollars to process this data.

Recently, the Administration appointed a Federal Paperwork Commission to assess the need for the voluminous forms to which private business must respond. Hopefully, some of the present day red-tape will be cut. However, the title industry should not rely on rhetoric and commission reports. Now is the time for involvement.

ALTA has a very active Government Relations Committee and an effective staff in Washington that is working hard to educate the decision-makers. However, they cannot do the job alone. It is only with the help of all of us — *through contact with our Congressmen* — that the ALTA tools can be used effectively.

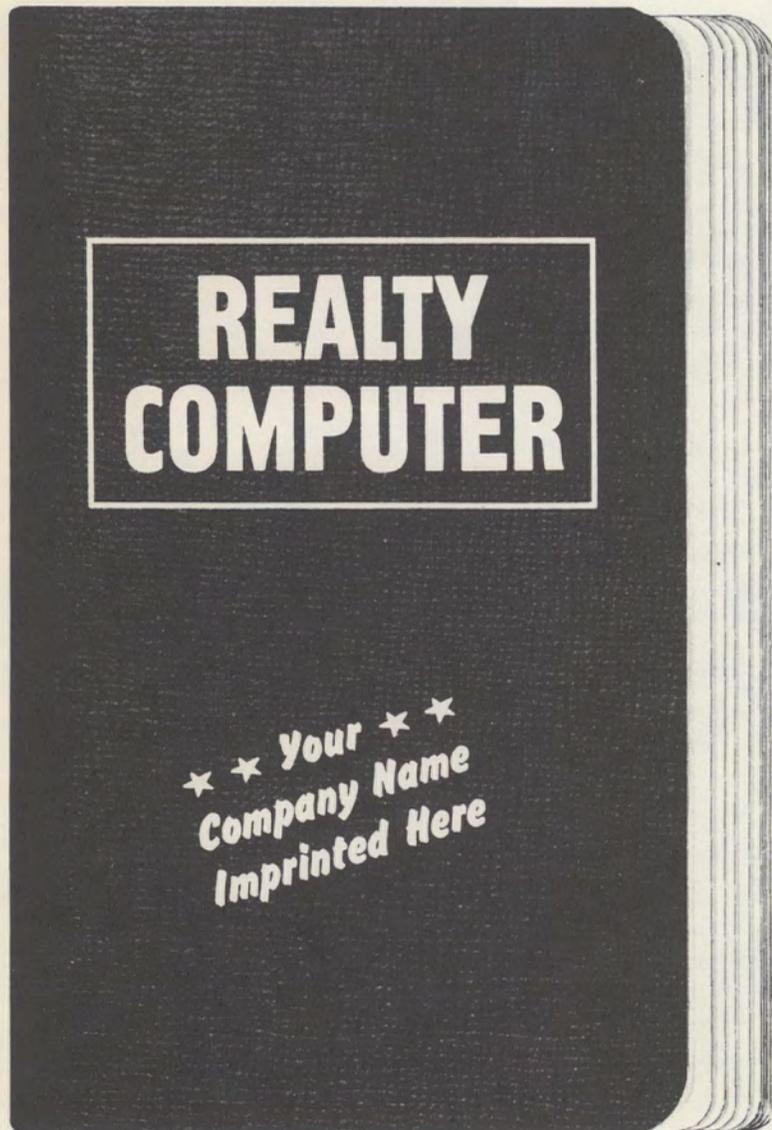
I am sure that you have the same faith that I do in our form of government. And I am sure that you are as convinced as I am that the title industry of this country provides our citizens with the best, safest and most economical means of land transfer.

But we are being challenged most seriously. Let us respond to that challenge affirmatively and, most importantly, with unity.

Sincerely,

C.J. McConville

**FIRST MAJOR "BREAK-THROUGH"  
IN 25 YEARS  
IN REAL ESTATE TABLES!**



**Your NEW  
Hard-Working**

**GIFT  
FOR REALTORS!**

**Created by Realtors  
for Realtors**

In addition to the conventional loan amortization payment tables, the New, 240-page *Realty Computer* provides, in shirt-pocket size, *thirty-eight tables* and checklists badly needed by real estate people in their daily transactions.

You owe yourself an appraisal of the *REALTY COMPUTER*—one of the finest professional fact-finders you have ever seen. Your clientele will be asking for it.

***Write today for your complimentary copy***

*(to Lending Institutions only)*

**PROFESSIONAL PUBLISHING CORPORATION**

122 Paul Drive Boulevard • San Rafael, California 94903

Two affiliated state association conventions are scheduled for this month and ALTA representatives will be present at both. Attending the Wyoming Land Title Association convention, July 8-9, Evanston, Wy., will be Abstracters and Title Insurance Agents Section Chairman Roger N. Bell. President Richard H. Howlett will attend the July 16-18 meeting of the Idaho Land Title Association in Sun Valley, Idaho.

\* \* \*

The ALTA Public Relations Committee will meet July 28 in the ALTA Washington office. In addition to reviewing current public relations activity, future projects are scheduled for discussion.

Members of the Public Relations Committee include Chairman Philip B. Branson, H. Randolph Farmer, Patrick McQuaid, Francis E. O'Connor, James W. Robinson, Edward S. Schmidt, and Bill Thurman.

\* \* \*

Three ALTA members represented the Association at the June 8 meeting of the National Association of Insurance Commissioners, and that group's Title Industry Task Force. The ALTA Representatives were J. Mack Tarpley, Erich E. Everbach, and Ervin Beall.

\* \* \*

ALTA Business Manager David R. McLaughlin advises that all of the 1977 ALTA Directory listing cards have been mailed and that recipients should complete and return them before the September 1 deadline. Those who have not received a 1977 card are asked to contact the ALTA office immediately.

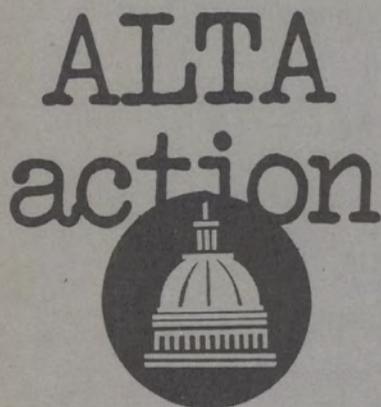
\* \* \*

ALTA Director of State Governmental Affairs Ralph J. Marquis advises that although several of the state legislatures have now adjourned for 1976, those still in session continue to enact numerous bills of interest to the land title industry. This pertinent, enacted legislation, as well as insurance department rulings and regulations, attorney general opinions, briefs of leading cases, and cases in digest form, are published monthly in the State Legislative *Bulletin*, which is sent to subscribing members of the service.

\* \* \*

The TIPAC Board of Trustees met in Chicago June 21 to discuss the disbursement of the Political Action Committee's funds to appropriate Congressional candidates. TIPAC has approximately \$40,000 to allocate.

Members of the Board of Trustees include Chairman Frank O'Connor, Vice Chairman Jim Schmidt, Treasurer Gerry Ippel, and Executive Secretary Mark Winter.





# TITLE NEWS

## Association Officers

### President

Richard H. Howlett  
Title Insurance and Trust Company  
Los Angeles, California

### President-Elect

Philip D. McCulloch  
Hexter Fair Title Company  
Dallas, Texas

### Chairman, Finance Committee

Alvin W. Long  
Chicago Title and Trust Company  
Chicago, Illinois

### Treasurer

Fred B. Fromhold  
Commonwealth Land Title Insurance Company  
Philadelphia, Pennsylvania

### Chairman, Abstracters and Title Insurance Agents Section

Roger N. Bell  
The Security Abstract & Title Company, Inc.  
Wichita, Kansas

### Chairman, Title Insurance and Underwriters Section

C. J. McConville  
Title Insurance Company of Minnesota  
Minneapolis, Minnesota

### Immediate Past President

Robert J. Jay  
Land Title Abstract Co.  
(Port Huron) Detroit, Michigan

## Association Staff

**Executive Vice President**  
William J. McAuliffe, Jr.

**Director of Public Affairs**  
Gary L. Garrity

**Director of Government Relations**  
Mark E. Winter

**Director of State Governmental Affairs**  
Ralph J. Marquis

**Director of Research**  
Richard W. McCarthy

**Business Manager**  
David R. McLaughlin

## Association General Counsel

Thomas S. Jackson  
Jackson, Campbell & Parkinson  
1828 L Street, N.W.  
Washington, D.C. 20036

## Features

ALTA Representatives Meet With  
Federal Officials, Staff 4

New Horizons For ALTA 7

Proposed ByLaws Amendments  
To Be Voted On At Convention 9

## Departments

A Message From The Chairman,  
Title Insurance And Under-  
writers Section Inside Front Cover

ALTA Action 2

Meeting Timetable 16

**ON THE COVER:** The two pictures on this month's cover highlight two highly significant meetings held recently in Washington between ALTA representatives and Congressional and agency officials. In the top photo, from left: ALTA President Richard H. Howlett, Research Committee Chairman Jack Jensen, Government Relations Committee Chairman Phil Branson, and Congressman Garry Brown (R-Mich.). In the bottom photograph: HUD Assistant Secretary Constance B. Newman, left, HUD Attorney James Maher, center, and ALTA Director of Government Relations Mark E. Winter. For the complete story on this important liaison activity, please turn to page 4.

*VOLUME 55, NUMBER 7, 1976*

*TITLE NEWS is published by American Land Title Association, 1828 L Street, N.W., Washington, D.C. 20036; (phone) 202-296-3671.*

# ALTA Representatives Meet With Federal Officials, Staff

The newly-created Government Relations Committee (GRC) has been actively involved in a number of projects designed to increase the awareness of members of Congress, their staffs, and agency personnel with respect to the role and responsibility of the title industry. Although developing a sound Government Relations program takes time and is an on-going commitment, the program's initial four months have laid the foundation for a successful, government-oriented campaign. The ALTA membership has involved itself through legislative meetings, White Paper assignments, and *Title News* articles. For example, future issues of

*Title News* will contain a Washington-oriented column. This new feature will present the views of members of Congress and other decision-makers on topics of relevance to title-related business.

Specific programs undertaken by the GRC and ALTA staff include the development of a Legislative Contact Card. This card was sent to all ALTA members requesting information which is reflective of the title industry's knowledge of their Senators and Representatives. The response was most encouraging. To date, over 300 Legislative Contact Cards have been received. The Legislative Contact Card is designed to serve as a basis for

***Visits Arranged  
In Efforts  
To Build Related  
Understanding***



ALTA representatives and HUD officials are pictured above at a recent Washington meeting. Included are, from left, ALTA President Richard H. Howlett; Research Committee Chairman Jack Jensen; Government Relations Director Mark Winter; Federal Legislative Action Committee Chairman Robert Dawson; HUD Attorney James Maher; William McAuliffe, Jr., ALTA executive vice president; HUD Assistant Secretary Constance B. Newman; and Government Relations Committee Chairman Phil Branson.

ALTA's Congressional communications network, and will also be helpful in the disbursement of TIPAC funds.

#### *Congressional and HUD Meetings*

Formal contacts and meetings with government personnel have taken place periodically over the last four months. A number of important meetings were held June 9th and 10th to introduce ALTA officers and Committee Chairmen to Congressional and HUD staff. ALTA, represented by President Richard Howlett, Government Relations Committee Chairman Phil Branson, Federal Legislative Action Chairman Bob Dawson, and Research Committee Chairman Jack Jensen, and ALTA staff Bill McAuliffe and Mark Winter met with Congressman Garry Brown (R-Mich.) of the Committee on Banking, Currency and Housing, and HUD Assistant Secretary for Consumer Affairs and Regulatory Functions Constance B. Newman. A number of topics were discussed, including the recent RESPA regulations, and the 95th Congressional agenda.

Of particular importance, comments were sought pursuant to the development of a Washington-based title industry seminar, tentatively scheduled for September. Its prospective audience includes Housing and Banking Committee staff, HUD personnel, trade groups, consumer associations, and the financial press. Both Congressman Brown and Assistant Secretary Newman thought such a

seminar would not only be beneficial to their staffs, but would serve to dispel some of the current misconceptions regarding the purpose of title insurance.

ALTA representatives also sought the suggestions of key Congressional and HUD personnel pursuant to this seminar concept. House Housing Subcommittee Staff Director Gerry McMurray, and Subcommittee Minority Counsel Tony Valanzano indicated that such a program would be a valuable aid to the understanding of the title business. Also contacted were House Banking Minority Deputy Director Graham Northup and Minority Counsel Ted Doremus.

On the Senate side, Joanne Barefoot, Staff member, Senate Subcommittee on Housing and Urban Affairs, and Bob Kuttner of the Senate Banking Committee staff, were in agreement that such a program would be helpful. Kuttner expressed his interest in developing a discussion on the Torrens System. Tony Cluff, Senate Banking Committee Minority Director, and Pat Abshire, Assistant Minority Counsel, were also visited. They endorsed the seminar concept as a much needed educational tool.

At HUD, meetings were conducted with newly-named Assistant Secretary Constance B. Newman, James Maher and Dan Martini Attorney Advisors, and Arthur Newburg, Director, Division of Housing Research. Presently, plans for the seminar program are

being finalized by the Executive and Government Relations Committees.

#### *The White Papers—A Critique*

One of the original objectives of the Government Relations Committee has been the development and coordination of a number of White Papers critiquing the title industry. The Committee is currently working on a second draft of these White Papers, and it is expected that the final product will be available by September. All ALTA members and appropriate Congressional and agency personnel will receive a copy.

The subject matter of the critique includes:

1. *The Value of Title Insurance* — Jim Robinson — American Title Insurance Co.
2. *Effective Use of Public Records & Standardization of Land Records* — Tom Horak — Commonwealth Land Title Insurance Co.
3. *Title Insurance's Role in the Flow of Mortgage Funds* — Phil Branson — Title Insurance and Trust
4. *The Role of the Abstractor* — Roger Bell — Security Abstract and Title Co.
5. *The Torrens System* — Jack Jensen — Chicago Title and Trust Co. C.J. McConville — Title Insurance Co. of Minnesota
6. *Lender-Pay Proposal* — Mark Winter — ALTA



Exchanging comments around a HUD conference table are, from left, Constance Newman, James Maher, and Messrs. Winter, McAuliffe, Branson, and Howlett.

7. *General Misconceptions of the Title Industry* — Jim Schmidt — Commonwealth Land Title Insurance Co.
8. *ALTA Model Title Insurance Code* — Mack Tarpley — Chicago Title and Trust Co.
9. *Federal vs. State Regulation: The McCarran-Ferguson Act* — Robert Dawson — Lawyers Title Insurance Corporation

Over the past few months, ALTA President Richard Howlett and other officers have been vigorously promoting ALTA membership involvement in Congressional campaigns. During recent state association meetings, speeches have been delivered which focus on the importance of title insurance companies taking an active interest in legislative matters. The May *Title News* carried a message stressing the need for political commitment. The June *Title News* ran a feature story entitled "It's Your Political Future". In fact, the principal thrust of ALTA's national office this year has been to organize a viable and effective Government Relations program to properly showcase the title industry perspective.

#### *The Important Function of TIPAC*

Working in concert with the Government Relations program, the Title Industry Political Action Committee

has sought to further assert the title industry's point of view. The TIPAC Board of Trustees has met three times in the last four months to arrange for the disbursement of its political funds. During the next four weeks, selected Congressional candidates will be receiving contributions from TIPAC. This will be the first year that TIPAC has made a concentrated effort to make such contributions.

#### *Government Relations Success Depends on You*

ALTA recognizes the necessity of an effective Government Relations program. However, the success of such a program requires certain commitments. TIPAC contributions, White Papers, Legislative Contact Cards, and seminars are all part of the means to achieve this objective. However, the most important ingredient is personal involvement. You must be willing to do your part.

## American Acquires California Company

American Title Insurance Company has purchased a substantial majority of the stock of San Francisco Bay Title Company in San Jose, Calif.

The California company provides land title services throughout Santa

Clara County and maintains a branch office in East San Jose.

Charles L. Sites, a founder of San Francisco Bay Title and president of the company since its inception in 1966, remains in that position and also has been elected vice president and western regional manager for American Title. According to American Title President Frank B. Glover, Sites has responsibility for all of the company's activities in California, Arizona, Oregon, Washington, Alaska and Hawaii.

## Mrs. McLeran Dies

Word has been received of the death of Mrs. Florence McLeran of Mt. Pleasant, Iowa, on May 26 following a brief illness.

Among the survivors is her husband, Harold F. McLeran, who was ALTA president in 1957-58.

## Selvey Honored

On March 1 of this year, Leland I. Selvey, a past president of the Missouri Land Title Association, celebrated 55 years in business as an abstractor and insurance agent. He remains active in his business, Leland I. Selvey, Inc., in Lamar, Mo.

Among the activities in observance of this achievement was a feature article in the *Lamar Democrat* calling attention to his contributions as a business and community leader.



Rep. Brown, left, Mark Winter, center, and House Housing Subcommittee Minority Counsel Tony Valanzano are shown in the Congressman's office.



In the photo above, President Howlett, left, greets Rep. Brown.

**Philip D. McCulloch**  
**ALTA President-Elect**

# New Horizons For ALTA

*(Adapted from a commentary  
presented at the 1976  
ALTA Mid-Winter Conference)*



What a great privilege it is to be alive in this year 1976, to participate in the Bicentennial Celebration that marks two hundred years for our nation. It is also the one hundredth for land title insurance. Our own American Land Title Association is in its sixty-ninth year.

As one realizes the significance of the occasion, he cannot avoid looking back in retrospect to the many historic events and outstanding personalities that have made our nation great. One must stand in awe of our predecessors, and the strides they took. Our shoulders must be cloaked in reverence as we make the obeisance that we owe to those who have gone before in our nation and our industry.

I believe that an examination of the problems they faced would show that we face basically the same problems today. I'm sure that, as they looked to the future that is now today, they faced new horizons with some fear and trepidation. History records the fact that they were faced with the problems of a growing government, the regulation of business, and the protection of the common man. The resultant problems certainly do carry a familiar ring. Perhaps the horizons we face only seem more severe to us today because we are the ones facing the horizon.

One of the outstanding problems facing the American Land Title Association today, in the opinion of the writer, is that of organization and control. Our administrative staff in the

Washington office is made up of highly trained and efficient personnel dedicated to making our association the most representative trade association in America. Our Executive Committee and our Board of Governors are elective officers representative of all segments of our industry. All are pledged to carry out the obligations of their offices to the end that we all may be a part of a smooth working machine.

To this purpose, your Chair Officers directed their attention on October 17, 1975, when they met at Kansas City, Missouri. Your Chair Officers, that is to say, your President, President-Elect, and the Chairman of the two sections, felt that as a group they were, and are, probably more aware of the problems confronting this association and the land title industry than any other similar group in the country. These four officers constitute the executive officers of your association, they are members of the Executive Committee and the Board of Governors, and individually remain in office for a period of four years. It was the feeling of the Chair Officers that the best way to maintain a continuity of thought and purpose would be to make the Chair Officers constitute the majority of the Planning Committee.

Many of the recommendations which came from the Kansas City and Chicago meetings are reflected in the proposed amendments to the ByLaws which will be the subject of our vote at the Seattle Convention. Some of these amendments are as follows:

*Article II* — A complete restatement of the objects and purposes of this association.

It was felt that a more up-to-date version should be adopted in order to more accurately set forth these purposes.

*Article III* — A restatement and definition of the three classes of members for the association, i.e., Active, Associate, and Honorary.

A word of caution should be made here for the benefit of the membership. It will be possible under the amendment of Article III for attorneys and bar related title companies to become associate members of the association. This is a mark of the changing times in which we live. Your association cannot truly say it is representing the title evidencing industry if we pointedly exclude a new segment of that industry.

*Article VI* — Nomination and election of the Section Executive Committee. Provides for the committee to consist of the three most recent Past Presidents of the Association representative of the Section, still active in the business of title evidencing, and for the committee to meet 60 days in advance of the Annual Convention.

*Article VII* — Provides that all officers and members of all committees shall be active members of the association, with an additional provision that — in the event an active member is not available to serve on a committee — the President with approval of two-thirds of the Executive

Committee may appoint an associate member to serve on that committee. Provides that terms of office shall be one year and to limit the Treasurer and Chairman of the Finance Committee to a maximum of three consecutive terms. Provides for the expansion of the Executive Committee by the addition of one member from each of the Sections.

All of the foregoing, together with the other proposed amendments to the ByLaws, are designed to up-date our organization.

In the restatement of our objectives and purposes, we have stated one purpose as being "to provide information and education to consumers, to those who regulate, supervise, or enact legislation affecting the land title evidencing industry, to its members, and to affiliated regional and state associations".

Out of this restatement two new avenues of approach to education and cooperation have emerged.

A new committee known as the Government Relations Committee has been formed, designed to provide factual data relative to the title insurance industry and its place in real estate transfers within the free enterprise system and to encourage maintenance of state regulation.

In recent Congressional hearings, testimony has indicated a lack of understanding on the part of many members of Congress and witnesses regarding the nature of the title industry and its role in the real estate transaction. The testimony given by representatives of the American Land Title Association and by others furnished information which could have cleared the doubts and questions which were raised. It is still possible that many members of Congress do not understand the purpose and value of title insurance, and there will be a continuing need for education as new members come into Congress, or as new members are appointed to committees.

The Government Relations Committee is composed of the Chairman of the two Sections, the President-Elect, Chairmen of the Public Relations Committee, Federal Legislative Action Committee, Committee on Improve-

ment of Land Title Records, Research Committee, and the Committee to Establish Liaison with the National Association of Insurance Commissioners. In addition, James W. Robinson and James G. Schmidt serve as additional member — and special counsel to the Committee, respectively. Philip B. Branson is currently serving as Chairman.

Preliminary drafts of various position papers have been prepared by members of the Government Relations Committee. It is anticipated that these will soon be approved as to final form and then be circulated to the membership and to those we are trying to reach and hopefully to educate.

During the last three years as I have traveled over this nation to attend various conventions, I have experienced some rumbling and grumbling; yes...even some dissatisfaction among members and state associations with the national association. We are endeavoring to do a better than adequate job. In fact, we are endeavoring to do the best job possible. But, we can't do it if we do not have adequate liaison with you. Consequently, your Planning Committee has recommended that we institute at each national meeting — Mid-Winter Conference, or Annual Convention — an affiliated state-regional association meeting to be chaired by the President-Elect. This is not to be designed as a bull session or gripe session. Nor is it designed as a state association executive officer meeting. Rather, it is to be a combination of all three, and, hopefully, the result will facilitate better relations among our members, the state, regional, and national associations, and our staff in Washington. A year ago, we used the theme, "A.L.T.A. Is Involved...Are You?", in addressing affiliate conventions. We've preached, pleaded, begged, and cajoled, imploring our membership to get involved on an individual basis. I still believe this is the answer. It is not going to do anyone any good to simply stand aside and gripe. Instead of groaning and complaining, make your voice heard. These affiliate meetings are not to be limited, but will be open to all active members.

I have heard members of this asso-

ciation reply to our pleas for political involvement by saying, "I'm just a little guy with only one voice, and nobody is going to listen to me". My response is, "Poppycock!". It has been said that no king or monarch ever swings a mightier scepter than does the average American man when first he picks up his pencil to write his Congressman a letter. I might also remind you that the greatest choir in the world is simply made up of a lot of individual guys with only one voice.

At our recent Mid-Winter Conference in White Sulphur Springs, our Treasurer and the Chairman of the Finance Committee made their reports on the financial condition of our association, present and future. We are solvent, and within our present budget. However, it is evident that the cost of doing business and protecting our industry is going to cost more money. The truth is that we are going to be forced into a dues increase in order to effectively accomplish our purposes. We will be asked to vote on this increase at our next Annual Convention. I hope you will look with favor upon this request. The job must be done, and it must be done properly. Some facts you should consider as you ponder your decision are based upon an analysis of the membership roles and dues receipts for the year 1975. These facts are as follows:

- (1) There are 38 affiliated State or Regional Associations making up the A.L.T.A.
- (2) In the year 1975 there were 1,855 active member companies in the Association.
- (3) These 1,855 member companies paid in dues totaling \$538,190.00.
- (4) 1565 or 84.36 per cent of our members fall within the bracket of \$30.00 or \$120.00 annual dues, representing 28.79 per cent of the dues income.
- (5) 250 or 13.47 per cent of our members fall within the bracket of \$120.00 to \$1,040.00 annual dues, representing 15.49 per cent of the dues income.
- (6) 30 or 1.61 per cent of our

(Continued on page 15)

# Proposed ByLaws Amendments To Be Voted On At Convention

(Editor's note: In accordance with Article X, Amendment Or Revision, ALTA ByLaws, the following proposed amendments to the ByLaws will be submitted for approval at the General Session Limited To Active Members, Wednesday afternoon, October 20, during the 1976 ALTA Annual Convention in Seattle, Washington.

The proposed amendments are published here to provide an opportunity for ALTA members to study them in advance of the upcoming Convention. Strike-throughs indicate material proposed for deletion and underlines designate proposed additions.)

\* \* \*

## ARTICLE II OBJECTS AND PURPOSES

~~The objects and purposes of this Association shall be the advancement of the science of evidencing title to real property; the promotion of the mutual advantage and general welfare of its members by the interchange of ideas, and by protective, remedial or other measures to further the common interests of its members and the general public, in harmony with their respective rights, interests and duties, and in general to do any and all things that may be incidental to, implied from or appropriate to the promotion and encouragement of those objects and purposes.~~

The objects and purposes of this Association are:

To promote the safe and efficient transfer of ownership and interest in real property within the free enterprise system

To provide information and education to consumers; to those who regulate, supervise

or enact legislation affecting the land title evidencing industry; to its members; and to affiliated regional and state associations

To maintain liaison with users of the products and services provided by our members, and with government

To maintain professional standards and ethics

## ARTICLE III MEMBERSHIP

~~Sec. 1-CLASSES OF MEMBERS: There shall be three classes of members designated as active members, associate members and honorary members.~~

~~Active members shall be limited to sole proprietorships, partnerships or corporations while directly and primarily engaged in the business of land title evidencing, who or which shall have subscribed to the principles of the code of ethics of this Association or as the same may be amended or interpreted from time to time as herein provided, agreed to be governed by its ByLaws and; if a title insurer, not engaged in any class of insurance other than title insurance, and whose applicants for membership shall have been approved by the Board of Governors. All applicants for active membership shall have had a continuous experience in the business of title evidencing for at least five years immediately prior to the date of application; provided, however, that such requirement may be waived by the Board of Governors if the applicant, or the principals thereof, are deemed by the said Board to have acquired otherwise the equivalent of such continuous business experience.~~

~~Associate members shall be limited to those not qualified for active membership, but of a class or classes as shall have been designated from time to time by the Board of Governors and whose applicants shall have been approved by the Board of Governors.~~

~~Honorary members shall be those individuals so designated by the Board of Gover-~~

~~ners for the performance of distinguished and meritorious service to this Association or to the science of land title evidencing.~~

(Insert a new Section 1 to read as follows)

Sec. 1. CLASSES OF MEMBERS: There shall be three classes of members designated as Active members, Associate members and Honorary members.

When approved by the Board of Governors on application in form duly prescribed by said Board:

### (a) Active Members

(1) Any sole proprietorship, partnership or corporation which primarily engages in the business of land title evidencing, subscribes and adheres to the Code of Ethics of this Association as adopted, amended, or interpreted from time to time as hereinafter provided, and agrees to be governed by the ByLaws of this Association shall be eligible for Active membership in the American Land Title Association.

(2) Any corporation organized and existing under the laws of any state for the purpose of insuring titles to land, whether or not said corporation also is engaged in the business of land title evidencing, and which otherwise meets the requirements of subsection (1) hereof, shall be eligible for Active membership in the American Land Title Association; provided that said title insurer is not engaged in issuing any class of insurance other than title insurance, has complied with and continues to comply with the insurance laws, so far as applicable to title insurers, of the state wherein it was organized and in each state where it engages in the title insurance business; but no title insurer (except any approved for membership prior to the date of the adoption of this ByLaw shall be eligible if it is organized and operates under state statutory provisions which permit a special class of title insurers upon whom lesser financial requirements or supervisory provisions are imposed than on other title insurers who must comply fully with the applicable insurance laws of such

state, or if the applicant is an organization whose stockholders or members by whatever name are limited to an identifiable class of business-producing persons or the applicant title insurer restricts its issuance of policies to insureds only through persons of such limited class.

(b) Associate Members

Any person, firm or corporation with an appropriate interest in land title evidencing and not eligible for Active membership, which subscribes and adheres to the Code of Ethics of this Association as adopted, amended or interpreted from time to time as hereinafter provided, and agrees to be governed by the ByLaws of this Association, shall be eligible to be elected an Associate member of the American Land Title Association.

(c) Honorary Members

The Board of Governors may award Honorary membership to any person for the performance of distinguished and meritorious service to this Association or to the science of land title evidencing.

\* \* \*

[Sec. 2 (b)]

An affiliated association shall possess such rights and privileges in this Association as are provided by these ByLaws and as may be from time to time prescribed by the Board of Governors of this Association.

\* \* \*

[Sec. 2 (d)]

(d) If an affiliated association imposes the requirement as provided in paragraph (c) (ii) of this Section, then an applicant for membership in this Association which does business within the area served by such affiliated association and which is not within the exception to such requirement, as set forth in such paragraph, shall not be qualified for membership in this Association until such applicant has become a member of such affiliated association unless:

(i) (1) The applicant certifies to this Association that it has applied for and been denied membership in such affiliated association or that it has submitted a completed application for membership therein which has not been acted upon by such affiliated association for a period of at least 180 days, or that it has been informed by such affiliated association, or an official thereof, that it is not eligible for membership therein; and

(ii) (2) The applicant is otherwise qualified for membership in this Association; and

(iii) (3) This Association has notified such affiliated association of the filing of the application for membership in this Associa-

tion by such applicant and has requested written information from such affiliated association of the reasons for either the denial of such applicant's application for membership therein, or the reasons why such applicant is not eligible for membership in such affiliated association, and

(iv) (4) The Board of Governors of this Association, by a two-thirds vote of the whole Board of Governors, approves such application for membership in this Association after full consideration of all information furnished by the affiliated association, or, in the event that no such information is received by this Association within 90 days following request therefor, approves such application by such two-thirds vote after the expiration of such 90 day period.

Sec. 3 QUALIFICATIONS FOR AND ELECTION TO MEMBERSHIP: Except as provided in Section 2 hereof, election to membership of any class in this Association shall require the affirmative vote of a majority of the whole Board of Governors. Applications for a Active membership, in addition to the requirements of Section 1 of this Article and of Section 2 thereof, if applicable, shall contain evidence satisfactory to the Board of Governors of applicant's reputation for integrity, reliability and responsibility in all business and professional relationships and that applicant owns, or leases, and occupies a bona fide office for the production of title evidence, staffed with applicant's own employees and located in one of the states or territories of the United States or in the District of Columbia.

\* \* \*

[Sec. 5, second paragraph]

Associate members, ~~H~~ Honorary members and delegates of affiliated associations may attend any meeting of this Association or of its Sections, except closed sessions, and may participate in the deliberations and discussions but shall not have a vote.

\* \* \*

## ARTICLE V DUES

(Article V, Sec. 2, second paragraph)

The Board of Governors may in its discretion terminate the membership of any member who is a member of an affiliated association following the filing with this Association of a notice signed by the ~~S~~ secretary of such affiliated association that said member has been dropped from its membership for nonpayment of dues following due notice of delinquency in said

payment; provided, however, that if a membership be so terminated then the Board of Governors in its discretion, by the affirmative vote of a majority of the whole board, may reinstate such member upon receipt of notice from such ~~S~~ secretary that such member has been reinstated to membership in such affiliated association.

\* \* \*

## ARTICLE VI SECTIONS

### Sec. 4 NOMINATION AND ELECTION OF SECTION EXECUTIVE COMMITTEE

Each Section shall have a Nominating Committee at each Annual Convention composed of the three most recent Past Presidents of the Association representative of that Section who shall be active in the business of title evidencing ~~and in attendance at such Annual Convention, and which shall meet at least sixty days in advance of each Annual Convention.~~ The most recent Past President of the three shall be Chairman. In the event fewer than three such Past Presidents ~~shall be in attendance at any Annual Convention;~~ are available, the Section Chairman shall fill such vacancy or vacancies by appointment or appointments, of his selection, from the Section membership. Each such ~~C~~ committee shall nominate seven Section members to serve as the Section Executive Committee and shall designate from the seven, a Chairman, a Vice Chairman ~~and~~ a Secretary ~~to serve also, to serve as Section officers, and a member to serve on the Executive Committee of the Association, and to serve as Section officers.~~ The report of each Nominating Committee shall be posted in a conspicuous place by ~~6:00 o'clock p.m. 9:00 o'clock a.m. of the day next preceding the first day of the Section meeting, first day of General Sessions of the Convention.~~ Each Section Chairman shall call for a report of the Section Nominating Committee as one of the first orders of business on the first day of the Section meeting, following which he shall invite any other nominations. If there be any such nominations only those which have been seconded, before the call for the next order of business, by not less than four active ~~Section~~ members of the Association who would qualify for active membership in that Section, as provided in Article VI, Sections 1 and 2 of these ByLaws, each having his or its principal office in a different state, territory or district, shall be eligible candidates. Election shall be held as the last order of business prior to adjournment of the last scheduled session of the Section meeting as set forth in the Annual Convention program.

**ARTICLE VII  
ELECTION OR APPOINTMENT OF  
OFFICERS, BOARD OF GOVERNORS  
AND COMMITTEES**

Sec. 1 OFFICERS: The officers of this Association shall consist of a President, a President-Elect, Treasurer, Chairman of the Finance Committee, Chairman of the Abstracters and Title Insurance Agents Section, Chairman of the Title Insurance and Underwriters Section, Executive Vice President, Secretary and such other officers as the Board of Governors shall deem necessary.

(a) ELECTION, APPOINTMENT, AND QUALIFICATION OF OFFICERS:

(1) The President, President-Elect, Treasurer, and Chairman of the Finance Committee and all members of all other committees shall ~~each~~ be active members of this Association, or a member of partner of a firm or ~~office~~ employee of a corporation which is an ~~a~~ Active member of this Association.

(2) The President-Elect, Treasurer, and Chairman of the Finance Committee shall be elected at the Annual Convention for a term of one year commencing with the adjournment of the convention at which he or she is elected and continuing until his or her successor has been elected and has assumed office. The Treasurer and the Chairman of the Finance Committee shall not serve more than three consecutive terms. The President-Elect shall automatically succeed to the office of the President of this Association and shall serve as President for a term of one year commencing with the adjournment of the convention at which he or she has succeeded to office in accordance with these ByLaws, and continuing until the adjournment of the next Annual Convention.

\* \* \*

Sec. 2 BOARD OF GOVERNORS: The Board of Governors shall consist of ~~nine~~ eleven ex officio members comprising the four elected officers named in Sec. 1 (a) (1), two additional Association Executive Committee members besides those four officers - one elected from each Section, the Chairman of the Council of Past Presidents, the Chairman of the Planning Committee, the Immediate Past President and the Chairman of each of the two Sections and fifteen other members, five of whom shall be elected at each Annual Convention for a term of three years. An elected member of the Board of Governors, who shall have served a full term, shall not be eligible for re-election or appointment to the Board of Governors until the Annual Convention

next following that at which such elected term shall have expired. An ex officio member of the Board of Governors shall not be eligible for election to a three-year term until the Annual Convention next following that at which such ex officio term shall have expired.

\* \* \*

Sec. 3 EXECUTIVE COMMITTEE: The Executive Committee of the Board of Governors shall be composed of the President, President-Elect, Treasurer, Chairman of the Finance Committee, the Immediate Past President, ~~and~~ the Chairman of each Section and a member to be elected from each Section. The President shall be the Chairman. If there is a vacancy in the office of President-Elect, the Board of Governors shall appoint a successor to serve as a member of the Executive Committee for the remainder of the term, but he or she shall not automatically succeed to the office of President.

Sec. 4 (a) OTHER COMMITTEES: The President within thirty days after election shall fill expired terms and vacancies, if any, in the Grievance Committee, the ~~Standard~~ Title Insurance Forms Committee and the ~~Standard~~ Title Insurance Accounting Committee and shall appoint all members of the Planning, Judiciary, Liaison Committee with the National Association of Insurance Commissioners, Membership and Organization, Legislative, Federal Legislative Action, ~~Committee~~, Public Relations, By-Laws ~~Committees~~, Government Relations Committee and Young Titlemen's Title People Committees, and such other committees as may have been authorized by the Board of Governors or by the members at any convention, each to consist of a Chairman and such number of members as he shall deem advisable, unless otherwise provided by these ByLaws.

(b) Except with respect to standing committees, the composition of which is otherwise prescribed in these ByLaws, the Board of Governors is authorized and empowered (1) to create and establish such other committees, not provided for or specified in the ByLaws, as it may deem necessary to carry out the orderly functions of the Association in accordance with its purposes and objectives; (2) to designate whether any such committee shall be a standing committee or a special committee; (3) to change the designation of any such committee from special to standing or from standing to special; (4) to specify the functions and powers of any such committee; (5) determine and change from time to time the number of members and their

terms; and (6) to abolish any such committee or terminate the term of any committee member.

The Grievance Committee shall be composed of a Chairman and six other members. ~~who shall serve for one year and six other members divided into three classes of equal number, initially to serve one, two and three years, each succeeding class to serve for three years.~~ No two members of the Grievance Committee shall be accredited from the same state, territory or district and each Section of the Association shall be represented on the ~~G~~ committee.

The ~~Standard~~ Title Insurance Forms Committee shall be composed of a Chairman and ~~eleven~~ twelve other members. No more than two members shall be accredited from the same state, territory or district. No appointment shall be made that will afford any corporate member, or affiliated group of corporate members, directly or through its officers or employees. The members shall be divided into three classes of equal number, initially to serve one, two or three years, each succeeding class to serve for three years.

\* \* \*

The ~~Young Titlemen's Title People~~ Committee shall be composed of persons under a maximum age to be established from time to time by the Board of Governors and who, individually or through company membership are active members of the Association.

The ~~Standard~~ Title Insurance Accounting Committee shall be composed of a Chairman and eleven other members. Not more than two members should be accredited from the same state, territory or district. No appointments shall be made that will afford any corporate member, or affiliated group of members, directly or through its or their agents, concurrent representation by more than two of its officers or employees. ~~The members shall be divided into three classes of equal number, initially to serve one, two or three years, each succeeding class to serve for three years.~~

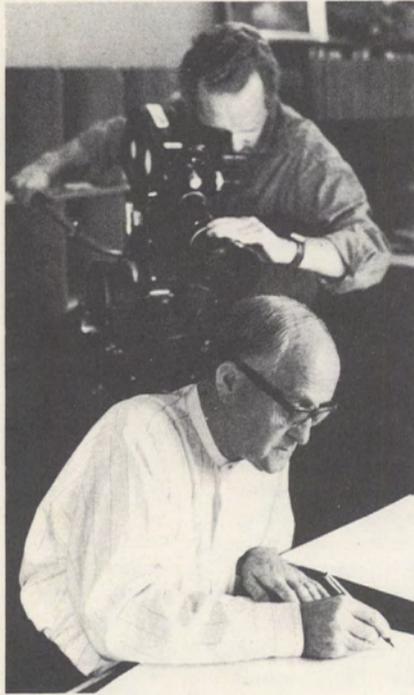
\* \* \*

Each Section shall be represented on the Liaison Committee with the National Association of Insurance Commissioners. Each member of the ~~G~~ committee shall be or represent an active member of the Association.

\* \* \*

(Insert two new paragraphs immediately before the existing last full paragraph as follows)

## *Shouldn't You Be In Pictures?*



You've probably heard about the award-winning promotional film for ALTA member use. It's called "1429 Maple Street".

The film story is one most anybody can understand: a

house, the people who own it over half a century, and the land title problems they encounter.

Running time for the 16mm color sound film is 11 minutes. That gives you a period after showing for explanation of local details.

Price is \$104 plus postage, which includes a permanent shipping container. Just write the ALTA Washington office.

The public needs to better understand what the land title industry really is—not what the critics say it is.

Shouldn't you be in pictures?

American Land Title Association  
1828 L Street, N.W.  
Washington, D.C. 20036

The Government Relations Committee shall consist of the President-Elect, the Chairman of the Abstracters and Title Insurance Agents Section, the Chairman of the Title Insurance and Underwriters Section, and the Chairmen of the following committees: Committee on Improvement of Land Title Records, Committee to Establish Liaison with the National Association of Insurance Commissioners, and Federal Legislative Action, Public Relations and Research committees. Additional members may be appointed by the President with the concurrence of the Executive Committee.

In the event an active member is not available to serve on a G committee, the President, with the approval of two thirds of the Executive Committee, may appoint an associate member to fill that membership on the Committee.

(Re-word the existing last full paragraph as follows)

The Chairman and members of each of the G committees referred to in this Section whose terms expire shall continue in office until their respective successors are appointed.

\* \* \*

~~Sec. 7 NOMINATING COMMITTEE: The Nominating Committee at each Annual Convention shall be composed of the most recent Past Presidents of the Association, not more, however, than seven in number, in attendance at such convention and still active in the business of title evidencing. The most recent Past President shall be the Chairman.~~

Sec. 7 NOMINATING COMMITTEE: The Nominating Committee shall consist of not more than seven of the most recent Past Presidents of the Association, still active in the business of title evidencing. A quorum shall consist of at least two from both the Abstracters and Title Insurance Agents Section and the Title Insurance and Underwriters Section. The most recent Past President shall be the chairman. He shall designate the date, place and manner of the meeting. The meetings shall be held at least sixty days prior to each Annual Convention.

(Insert a new Section 8 and 9 to read as follows)

Sec. 8 PLANNING COMMITTEE: The Planning Committee shall consist of the President-Elect, the Chairman of the Abstracters and Title Insurance Agents Section, the Chairman of the Title Insurance and Underwriters Section, and the Chairman of the Finance Committee. The President-Elect shall serve as chairman of the committee.

Sec. 9 COMMITTEE REPORTING: All committees of this Association shall report to the Executive Committee as the occasion requires. The Executive Committee shall report to the Board of Governors.

#### ARTICLE VIII DUTIES OF OFFICERS AND COMMITTEES

Sec. 1 THE PRESIDENT shall be the executive head of this Association, a member ex officio of all committees, including the Executive Committee of each Section; and except as otherwise herein provided, shall appoint all committees of this Association, fill all vacancies in office within thirty days after election, and preside at all meetings of this Association.

\* \* \*

Sec. 6 THE EXECUTIVE COMMITTEE shall be empowered to act for the Board of Governors and bind the Association in any situation or emergencies when, in the discretion of the G committee, it is impracticable to defer action awaiting the assembly of the Board of Governors. It shall report such actions to the Board of Governors at its next meeting. A majority of the committee shall constitute a quorum.

Sec. 7 THE COUNCIL OF PAST PRESIDENTS when requested shall, and on its own motion may advise with and give counsel to the Board of Governors or any officer or committee on any measure deemed to advance the good of the Association, and shall report through its Chairman at all meetings of the Board of Governors.

\* \* \*

~~Sec. 12 THE LEGISLATIVE COMMITTEE subject to the approval of the Board of Governors, shall have power to act with regard to legislation affecting or relating to the interests of members and the title business generally. The G committee shall report its activities at each Annual Convention.~~

\* \* \*

Sec. 15 THE BYLAWS COMMITTEE shall report to the ~~Board of Governors and the members~~ Executive Committee at each Annual Convention and Mid-Winter Conference. It shall consider all proposals to amend, and may on its own motion propose amendments to, the ByLaws and the Code of Ethics of this Association and shall, subject to the approval of the Board of Governors, specify for distribution among

the members whose practices which shall thereafter be deemed in violation of the principles of said Code of Ethics.

\* \* \*

Sec. 16 THE PLANNING COMMITTEE shall study ways and means for improving the operations and methods of the Association and the furtherance of a closer relationship between it and the membership. Its recommendations shall be submitted by the Chairman to the Executive Committee.

Sec. 18 THE STANDARD TITLE INSURANCE FORMS COMMITTEE shall (1) review from time to time the standard title insurance forms approved at Annual Conventions or Mid-Winter Conferences and recommend for use by Association members, (2) recommend for such use new standard forms or revisions of existing standard forms in a continuing effort to keep title insurance coverage responsive to the justifiable needs of insureds, and the title insurance industry and consistent with requirements of supervisory authorities, (3) confer with counsel or other representatives of insureds who utilize the services of

# TITLE PAC

## ERRORS & OMISSIONS INSURANCE

### Title Opinion Coverage

"A TITLE AGENT  
FOR TITLE PEOPLE"

R. J. ANTRELL  
AGENCY, INC.

Box 516 (918) 456-8883  
Tahlequah, Okla. 74464

member companies of this Association throughout broad geographical areas and with supervisory authorities of member insurers for the purpose of implementing the foregoing objectives, and (4) study common or frequently recurring circumstances or conditions affecting insurance of titles to interest in real property and develop uniform language recommended for use in Schedules A and B or other blank spaces of the standard title insurance forms. Recommendations of any sub-committee shall be subject to approval by a majority of the whole number of the G committee. The G committee shall report at each Annual Convention and Mid-Winter Conference of the Association to the Executive Committee, to the Title Insurance and Underwriters Section or to the membership, or to both Section and Association membership, as the occasion shall require, and all reports and recommendations of the Committee shall require action by majority vote at the e-Convention or e-Conference at which they shall be submitted in order to qualify as standard forms or procedures. All reports of the G committee shall be advisory in nature and no member shall be required to follow their recommendations nor to use recommended standard forms nor to follow recommended procedures. Neither the G committee nor any subcommittee shall render formal written opinions to members of the Association, to policy holders, or prospective purchasers of title insurance.

Sec. 19 THE NOMINATING COMMITTEE shall select candidates at least sixty days prior to each Annual Convention each

Annual-Convention for the offices of President-Elect, Treasurer, Chairman of the Finance Committee, and members of the Board of Governors to fill expiring terms or vacancies. The G committee shall also select a candidate for the office of President where the office of President-Elect has become vacant as described in Article VII, Section 1 (b) (1). The report of this Nominating Committee shall be posted in a conspicuous place at the e-Convention meeting place by 9:00 o'clock a.m. on the first day of General Sessions of the e-Convention, 6:00 o'clock p.m. on the second day of the convention. Other nominations may be made for any said offices, provided the names of such nominees are posted in such conspicuous place at the e-Convention meeting place by 9:00 o'clock a.m. on the third day of the e-Convention over the signatures of seven voting members in good standing, no two of whom shall be accredited from the same state, territory or district. The report of the Nominating Committee shall be made on the floor of the e-Convention and such additional nominations, if any, shall be announced on the morning of the third day of the e-Convention at a g-Session. The election of officers and governors shall be held not earlier than the last order of business prior to adjournment on the third day of the e-Convention.

Sec. 20 THE YOUNG TITLEMEN'S COMMITTEE shall meet semiannually at the same time and at the same place as the Mid-Winter Meeting and the Annual Convention of the Association, for the purpose of the advancement of the title industry, as

well as to arouse the interest of young titlemen and potential titlemen in the American Land Title Association; the encouragement of cordial intercourse among its members; the improvement of the relations between the title industry and the public; and the furtherance of the professional interests of the young members of the Association.

Sec. 20 THE YOUNG TITLE PEOPLE COMMITTEE shall meet semi-annually at the same time and the same place as the Mid-Winter Conference and the Annual Convention of the Association for the purpose of the advancement of the title industry, as well as to arouse the interest of young title men and women in the American Land Title Association; the encouragement of an exchange of ideas and concepts among its members; the improvement of relations between title industry and related industry groups; and the furtherance of the professional interests of the young members of the Association.

Sec. 21 THE STANDARD TITLE INSURANCE ACCOUNTING COMMITTEE shall review from time to time all accounting practices and procedures used by Association members, recommend standard methods and forms for accounting, confer with supervisory authorities for the purpose of determining such practices as said supervisory authorities might deem beneficial for the public interest, and to develop uniform accounting practices and procedures. Recommendations of any subcommittees shall be subject to approval by a majority of the whole number of the G committee. The G committee shall report at each Annual Convention and Mid-Winter Conference of the Association, to the Title Insurance and Underwriters Section or to the membership, or require, and all reports and recommendations of the G committee shall require action by majority vote at the e-Convention or e-Conference at which they shall be submitted, in order to qualify as standard practices or forms. All reports of the G committee shall be advisory in nature, and no member shall be required to follow their recommendations nor to use recommended standard practices or forms, nor to follow recommended procedures.

(Replace the existing Section 22 with the following new Section bearing that number)

Sec. 22 THE GOVERNMENT RELATIONS COMMITTEE shall plan and execute an educational program targeted at regulators, legislators and their staffs in order to (1) provide factual data relative to the title insurance industry and its place in the efficient transfer of ownership and interest in real property within the free enterprise system, and (2) encourage the maintenance



LANDEX systems and services are designed with the help of title people to serve the information-management needs of the title industry. May we tell you more? Check the topic above that interests you, clip this advertisement, and send it with your business card to -

- Automated title plants
- Cartridged microfilm systems
- Plant-building services
- Automation feasibility studies

Donald E. Henley, President  
(213) 346-9203



SPECIALISTS IN INFORMATION MANAGEMENT / 23241 VENTURA BOULEVARD, WOODLAND HILLS, CA 91364

of state regulation, and (3) the Committee may plan and execute a program of political education.

Sec. 22 23 The above named officers, committees and Board shall perform such other duties as may be requested or directed by the active members at any Annual Convention.

#### ARTICLE IX PROCEDURE RESPECTING GRIEVANCES, COMPLAINTS AND INVESTIGATIONS

Sec. 2 At a time and place designated by the Grievance Committee, said ~~G~~committee shall hold a hearing on the complaint, at which hearing the complainant and the complained-of-member may appear personally and by counsel; provided, however, that if after preliminary investigation the ~~G~~committee shall deem the complaint groundless, it may dismiss the complaint.

\* \* \*

Sec. 4 The Grievance Committee's findings and recommendations after investigation and hearing of any complaint shall be reduced to writing and submitted promptly to the ~~Board of Governors Executive Committee~~. A copy thereof shall be given to the complained-of-member. Upon the written request of the complained-of-member, the Board of Governors shall, before making a final decision, give him an opportunity to appear in person and by counsel and to be heard in support of his defense.

\* \* \*

#### ARTICLE X AMENDMENT OR REVISION

(Insert a new Section 2 to read as follows)

Sec. 2 When deemed necessary, the ByLaws may be amended at any time by an affirmative vote of two-thirds of the Executive Committee and two-thirds of the Board of Governors.

\* \* \*

Sec. 2 3 Unless otherwise specifically provided therein no amendments to or revisions of the ByLaws or any part thereof shall affect or change the term or tenure of office or the power of authority of any officer or any member or any committee or Board of this Association previously elected or appointed or the functions and powers of any such officer, committee, board or council.

## Huge Abstract Compiled In Mobile

Compiling oil abstracts was considered to be fairly routine activity at The Title Insurance Company of Mobile — until recently.

In response to an order from Getty Oil Company, the Alabama title concern has delivered an abstract covering the title to one square mile of real estate that is comprised of 15,000 pages and measures to a height of 11 feet, 8 inches. It is the largest abstract ever compiled by Title Insurance Company.

Title evidence in the abstract was obtained in searching of the records in the probate, circuit, and federal district courts, tax assessor's office and



NOW THERE'S AN ABSTRACT — Employees of The Title Insurance Company of Mobile are shown with a 15,000-page abstract recently delivered by the Alabama concern in response to an order from Getty Oil Company. The compilation measures to a height of 11 feet, 8 inches, and covers the title to one square mile of real estate and measures to a height of 11 feet, 8 inches. Shown here, from left, are Melanie Betbeze, Aletha Brinson, Irene Butts, Lella Goetz, Carolyn Patton, and—on the ladder—Elaine Sadler.

tax collector's office — then in providing verbatim copies of the results.

According to Title Insurance Company executives, the abstract includes every conceivable type of document or proceeding that involves real estate ownership.

The voluminous abstract mirrors the rich history and growth of Mobile County. First recorded document found therein is a transfer of title by a soldier of the United States Army, who acquired title by a military land grant in return for services rendered in the War of 1812.

HORIZONS — continued from page 8

members fall within the bracket of \$1,040.00 to \$9,680.00 annual dues, representing 16.58 per cent of the dues income.

- (7) 10 or .53 per cent (1/2 of 1 per cent) of our members fall within a bracket of \$9,680.00 to \$55,413.00 annual dues, representing 52.34 per cent of the dues income.

We are a unique organization wherein the bulk of our membership is made up of the smaller abstractor-agent. Our dues income is based upon a gross volume income. Obviously, the bulk of our income comes from the large underwriting company and the independent metropolitan title agent. But, this does not mean that those contributing the most govern and control our organization. I know, for I have participated in many executive and planning meetings. I have seen representatives of the larger companies specifically plead the case for the abstractor-agent. I have seen them make decisions that would be contrary to their own special interests. You see, we are all members of the same industry. It is impossible for the little man to survive without the help of the big man. In like manner, it is impossible for the big company to survive without the support of the smaller company. We need each other in the support of our common cause. Now, more than ever, this industry needs to

be united.

We do face new horizons in the American Land Title Association, just as any industry involved in free enterprise faces new horizons. It is the trend of the times for government to interfere with private industry. At our Mid-Winter Conference, we were blasted by a representative of the Consumer Advocates and were told that a complete re-working of the land title industry and recordation systems is necessary. A new means of transferring titles, allegedly as simple as transferring titles to an automobile, has been advocated. We have been constructively criticized by representatives of associated industries who are users of our product. Other associated professions have openly stated to us that we need to better educate the people with reference to our services and abilities. All of this goes to say that our future horizons are marked with problems.

One of the distinguished speakers at the mid-winter meeting, J. Maurice Miller, Senior Vice President, The Richmond Corporation, in an address to the Title Insurance and Underwriters Section with reference to the attack on the McCarran-Ferguson Exemption pointed out that, "to welcome Federal Legislation which would immediately terminate the State role in pricing, whether it be good or bad, would, I am afraid, simply create a vacuum which Congress could well find irresistible. When any commodity or service becomes subject to severe upward price pressures, pressures sufficient to provoke widespread consumer reaction, political response is inevitable." In his concluding remarks, he pointed out that the solutions to our problems embrace education and involvement. He stated that the solution "also required open avenues to the halls of government, both State and Federal, and to those in government to whom the community we serve has delegated the power to extend, amend, or withdraw our franchise to do business".

With these thoughts in mind, I would conclude this with the admonition that if we do not band together to plead our cause, we will sink beyond instead of rising above the horizon.

## meeting timetable



**July 16-18, 1976**

Idaho Land Title Association  
Sun Valley, Idaho

**August 5-12, 1976**

American Bar Association  
Atlanta, Georgia

**August 12-14, 1976**

Montana Land Title Association  
Colonial Inn  
Helena, Montana

**August 16-19**

New York State  
Land Title Association  
Grossinger Hotel  
Grossinger, New York

**August 20-21, 1976**

Kansas Land Title Association  
Ramada Inn  
Manhattan, Kansas

**September 9-11, 1976**

Minnesota Land Title Association  
Maddens Lodge  
Gull Lake, Minnesota

**September 9-11, 1976**

North Dakota Land Title Association  
Dickinson, North Dakota

**September 12-14, 1976**

Ohio Land Title Association  
Salt Fork State Lodge  
Cambridge, Ohio

**September 17-19, 1976**

Missouri Land Title Association  
Marriott  
St. Louis, Missouri

**September 18-21, 1976**

Indiana Land Title Association  
Rodeway Inns-Airport  
Indianapolis, Indiana

**September 23-24, 1976**

Nebraska Land Title Association  
Omaha, Nebraska

**September 23-24, 1976**

Wisconsin Land Title  
Association, Inc.  
The Concourse  
Madison, Wisconsin

**October 16-20, 1976**

ALTA Annual Convention  
Olympic Hotel  
Seattle, Washington

**October 25-27, 1976**

Mortgage Bankers Association of America  
San Francisco Hilton  
San Francisco, California

**November 14-18, 1976**

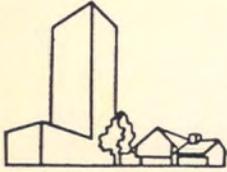
National Association of Realtors  
Houston, Texas

**November 14-19, 1976**

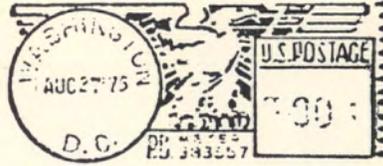
United States League of Savings Associations  
New York, New York

# Celebrate the Centennial of Land Title Insurance ...with these Centennial Kit Items

(All orders plus postage; write Centennial, ALTA, 1828 L Street, N.W., Washington, D.C. 20036)

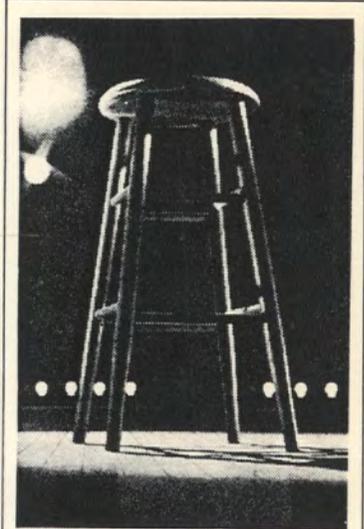


Land Title  
Insurance  
Centennial  
1876-1976



**CENTENNIAL POSTAGE METER ADVERTISING SLUG** — A low cost advertising item that provides year-long Centennial impact. For Pitney-Bowes meters; prices depending on models. 10% discount on orders of 10 plates or more.

DM .....	\$14.00 each
DM-3 .....	\$14.00 each
"R" series .....	\$25.00 each
5300 series .....	\$25.00 each
5700 series .....	\$25.00 each



**It's not easy to avoid  
the limelight  
for 100 years.**

For 100 years the people of the Land Title Insurance Industry have been working behind the scenes to serve the home-buying public to establish a good land title as the foundation for safe and secure ownership or investment.

Whenever you buy or invest in real estate *always* get land title insurance. It's one of the best policies of protection you can buy.



**CENTENNIAL FOLDER** — "Land Title Insurance, Consumer Protection Since 1876" — an informative brochure on the history of land title insurance. Priced at \$9.00 per hundred copies.



**CENTENNIAL ADVERTISEMENT**  
(Above, Right)

— "It's not easy to avoid the limelight for 100 years" — Available in a variety of sizes. Smaller ad sizes (1, 2, and 3 columns), have abbreviated copy due to space limitations. On the layout, the ALTA logo can be replaced with the name(s) of one or more land title company; a group reference; or the name of an affiliated land title association. Prices per item are:

Ad Size	Ad Format	Mat	Reproduction Proof
5 col x 13 1/4	Plate	\$5.50	\$3.00
4 col x 10 1/4		5.00	2.50
3 col x 8		4.00	2.50
2 col x 7		3.00	2.00
1 col x 6		2.50	2.00
7 x 10 magazine		5.50	3.00



American  
Land Title  
Association