

Fifty Years of K.T.A.
by
MARVIN W.WALLACE

The permanent organization of the Kansas Abstracters Association was consummated at Norton, Kansas, on January 23, 1907, with the following officers – C.S. Uhl, President, Smith Center, Kansas, H.M. Theil, Vice-President, Colby, Kansas, J.J. Dalton, Treasurer, Mankato, Kansas, Mary J. Whipple, Secretary, Norton, Kansas.

Executive Committee – J.W. Means, Atwood, Kansas, G.C. Round, Smith Center, Kansas, W.A. Smith, Oberlin, Kansas, H.M. Poe, Norton, Kansas, and E.W. Voorhis, Russell, Kansas.

The object of this organization was to promote the general welfare and acquaintance of the Abstracters of Kansas; to advance and improve the important services rendered by the profession and to place the entire business of abstracting upon a higher plane.

Mr. H.M. Poe, of Norton, Kansas, was most responsible for the permanent organization, and was quite active in keeping the Association going for a number of years. He has since died, as well as Mr. H.M. Theil, of Colby, Kansas, who was very active, and from whom I am indebted for a great deal of older information revealed in this report.

As near as we are able to ascertain, the annual dues to members was Five Dollars per annum.

The first regularly called convention of the organization was convened at Colby, Kansas, on June 14, 1907, at which time the Kansas Title Association really received the momentum that has carried it down thru the years. At this meeting there was only a few present, mostly from the Western portion of the State. Mr. E.T. Mears, of Independence, Kansas, being person present from Eastern Kansas. The railroad fares of those present was totaled and divided equally, thereby proportioning the expense.

The 1908 Annual Meeting was held at Concordia, Kansas. And again the railroad fare was prorated, and the dues reduced to \$2.00 per member.

The 1909 Annual convention was held in Topeka, Kansas.

Article 13 of the Constitution was amended to read as follows, to-wit: "Each member shall bear his own expenses to and from the Annual meetings." Also an attempt was made to reduce the dues to \$1.00 per annum, which failed.

At the Topeka meeting in 1909, the only entertainment was a Smoker, at which W.C. Whipp, Concordia, Kansas, acted as toastmaster, lending his unusual dignity to the occasion. I

understand that Mr. Whipp could have posed any day for picture of United States Vice-President, Sherman.

The first printed convention program of the Kansas Title Association was of the Fourth Annual Convention, held in Kansas City, Kansas, June 8th, and 9th, 1910. From this program we go into considerable detail for following reasons:

First: To show you what confronted the Abstracters at that time.

Second: So that we may draw some conclusions as to the progress of our profession since that meeting.

The subjects discussed were:

Competitors, by W.C. Whipp, Concordia, Kansas, who divided them into four "C"s – H-c, F-c, V-c, and A-c. Honest Competitor – Fool Competitor – Vicious Competitor and Asinine Competitor.

I do not know what became of Mr. Whipp, he probably became so wealthy he was able to retire and pass his old age in reminiscence of the happy days when he was an Abstracter. However, Mr. Whipp's 4-C's are still young and vigorous, and remain as much a problem to the Association as in 1910.

"Title Insurance" – by Jesse Crump, Kansas City, Mo. The Subject was very ably handled by Mr. Crump. Title Insurance is still a problem for Kansas Abstracter and this Association to solve satisfactorily.

"The Relation of the Examiner to the Abstracter" by Frank Wood, Iola, Kansas. Mr. Wood stated there was a better understanding generally among the Abstracters and Examiners of Title than ever before.

"The Duties and Responsibilities of and abstracter, from the View Point of an Examiner" – such papers as this one has gone a long way to bring a closer relation between the Abstracter and Examiner.

"Definite Ideals in National Title Work" by Geo. Vaughn, Little Rock, Arkansas, representing the American Association of Title Men.

The Secretary reports that a very general and animated discussion was had upon the report of the Legislative Committee. The report was adopted and the general idea of the bill therein contained approved. And that the bill be referred back to the Legislative Committee for future consideration. It would be interesting to know what the Bill contained and its provisions.

A Constitution and By Laws was had and approved, dues five dollars per annum.

The fifth Annual Convention was held at Salina, Kansas, July 13, and 14th, 1911, with the same Officers as in 1910.

The subjects discussed, were as follows:

"The Torrens System of Land Title Registration" by H.L. Burgoyne, Cincinnati, Ohio, of The Union Central Life Insurance Company."

"Court Proceedings" by H.O. Castor, Oberlin, Kansas.

"How to Advertise Our Business and Create a Demand for Abstracts" by a member of the Real Estate Abstract and Title Company, Topeka, Kansas.

"Guaranty of Titles as Applied to Kansas" – by J.N. Atkinson, Kansas City, Kansas.

"Abstracting as a Profession" by Robert L. Jones, Emporia, Kansas.

The proceedings list 79 as members of the Association and a Vice President was elected for each congressional district at this meeting. The annual dues were cut to \$3.00 per year. And the Association voted to affiliate itself with the American Association of Title Men.

The Sixth Convention was held at Winfield, Kansas, on June 19-20, 1912.

Subjects discussed as follows:

"An Ideal Abstract Office" by A.T. Hastings of Kansas City, Mo.

"Tract Indexes" by C.A. Wilkin, Oswego, Kansas.

"Needed Legislation" by J.T. Lafferty, which was read by W.P. Hackney, Winfield, Kansas.

"Standardization of Abstract Systems" by Henry M. Theil, Colby, Kansas.

"Title Service Publicity" by L.J. Mason, Kansas City, Kansas.

"Fixing Limitations as to Real Estate Titles" by G.H. Buckman, Speaker of the House of Representatives of State of Kansas.

The proceedings of 1912 lists 87 members, and the office of Secretary and Treasurer was combined.

The Seventh Annual convention was held at Emporia, Kansas, June 18-19, 1913 with C.A. Wilkin, President, Oswego, Kansas.

The Proceedings of the 1913 meeting show that the average price charged for abstracting was 50c per entry and 50c per office certified.

The Subjects appearing in the convention proceedings in subsequent years are as follows:

"The Defects or Incompleteness of a County numerical", by B.F. Bowers, Ottawa, Kansas.

“Defective Releases”, by B.R. Wheeler, Attorney, Topeka, Kansas.

“Uncertainty of Unprobated Estates”, by M.M. Shuddock, Attorney, Emporia, Kansas.

“Title Certificates”, by Charles E. George, Editor of Lawyer and Banker, New Orleans, La.

“The Abstracter as the Auxiliary of the County Records”, by W.G. Fink, Fredonia, Kansas.

“The Certificate of Abstracters”, by M.M. Shuddock, Emporia, Kansas.

“Benefit of the Association to Me”, by W.G. Fink, Fredonia, Kansas.

“Title Insurance”, by Jesse Crump, Kansas City, Mo.

“The Whys and Wherefores of An Abstract from an Oil Company’s View Point”, by J.W. Woodford, Tulsa, Oklahoma.

“What will the Future Demand of Abstracters”, by M.M. Shuddock, Emporia, Kansas.

“The Kansas Abstracters Association – Its Objects”, by John W. Gardner, Marion, Kansas.

“Certificates on Abstracts used in Making Farm Loans”, by A.J. Kreite, Oswego, Kansas.

“Examination of Abstracts for Building and Loan Associations”, by C.J. Bryant, Independence, Kansas.

“What should be shown in an Abstract and How it should be arranged”, by Judge D.E. Stoner, Kansas City, Mo.

“Is An Abstracter Worthy of His Hire”, by Richard Hall, Hutchinson, Kansas.

“Title Insurance”, by Lock Davidson, Wichita, Kansas.

“Inefficiency of County Officials”, by W.G. Fink, Fredonia, Kansas.

“Relations of the Real Estate Man to the Abstracter”, by Mr. L.E. Fontron, Hutchinson, Kansas.

The 1920 Convention, held in Kansas City, Kansas, consisted of a lot of discussion in regard to Legislation and dues to the National Association having been raised to \$2.00 per member, and whether or not to raise the State dues. It ended by passing the hat.

The meeting place was changed to Kansas City, Mo., immediately following the State meeting. Missouri State, Okla. State, and Nebraska State also met at this time in Kansas City, Mo. All holding a joint meeting on Sept. 8, 1920. Probably being the only time four State meetings and a National Convention were ever held in the same city at the same time, Kansas City, Mo.

“What Constitutes a Complete Abstract Plant”, by Wood Griffin, Parsons, Kansas.

“Title Insurance”, W.L. Dean, Topeka, Kansas.

“Advertising”, Richard B. Hall, Hutchinson, Kansas.

“The Kansas Abstracters Association and Its Needs”, by C.C. Porter, Russell Springs, Kansas.

“Judicial Sales and what are Fatal Defects”, T.S. Salathiel, Independence, Kansas.

16th Annual Convention of the Association met in Wichita in 1922.

In the Wichita Convention in 1922 the Constitution was Amended to employ the Secretary-Treasurer at Annual Salary of \$250, and that he send a monthly bulletin to the membership. The Annual dues were raised to \$10.00.

The name of the Association was changed to “The Kansas Association of Title Men”.

“Title Insurance, Maps and Blue Prints”, Fred T. Wilkin, Independence, Kansas.

“Title Examinations as a By-Product”, Will G. Fink, Fredonia, Kansas.

“National Association, and a Few Thoughts on Advertising”, by Richard B. Hall, Executive Secretary.

A days session of the 1923 convention was held at Manhattan, Kansas, mostly at the Football Stadium, although the Convention City was Junction City.

There was a fair attendance at the 1924 convention in Hutchinson, however, a severe storm nearly broke up the meeting, and the Program was turned into a Round Table discussion of affairs pertaining to the business of abstracting. One feature of the meeting was luncheon in a Salt Mine, about 2000 feet underground.

A legislative Bill received most of the discussion, and the Legislative Committee ordered to present it to the next Legislature, which was not done.

Leo T. Gibbons started his reports on Court Decisions, following this meeting and continued to do so for many years until his death.

The name of the Association was again changed to “The Kansas Title Association.”

19th Annual Session of Kansas Title Association was in Garden City, Kansas, September 3-4-5, 1925, brought the following matters for discussion:

The Proposed Abstracter’s Bill, W.G. Fink, Fredonia, Chairman of Legislative Committee.

Building Public Confidence, Clifford R. Hope, Attorney, Garden City, Kansas.

The Model Abstract, Richard Rohrer, Junction City, Kansas.

Charging for Attorney's Requirements, John Frederick, Salina, Kansas.

Copying Old Abstracts, Will H. May, Eureka, Kansas.

Certifying Competitor's Work, Frank Mitchell, Newton, Kansas.

An Abstract Contest: Prizes and prizes awarded as follows: First \$60.00 to Wood B. Griffin, Parsons, Kansas. Second \$50.00 to Greenwood County Abstract Co., Eureka, Kansas. Third \$30.00 to Guarantee Title and Trust Co., Wichita, Kansas.

A Code of Ethics was presented by Richard B. Hall, and adopted by the Association.

"How Surveying Affects Real Estate Titles", Ransom Brown, County Surveyor, Wichita, Kansas.

"Photographing Take-off, Its Advantages and Expense", R.E. Hawman, Wichita, Kansas.

"The Effect on Real Estate of instruments Filed as Chattels", W.G. Fink, Fredonia, Kansas.

"Title Insurance", Anthony H. Rutgers, Attorney, New York.

"How to Show Oil and Gas Instruments in an Abstract", Walter E. Skinner, Independence, Kansas.

"Actual Value of a Complete Daily Take-off", Fred T. Wilkin, Independence, Kansas.

Robert B. Spilman was elected President of the Association at the 1926 meeting and served until his death, which occurred Thursday, July 21, 1927, just two days following a meeting of the Executive Committee to arrange the program for the 1927 convention. F.M. Rogers, then Vice President became President for the remainder of the year, and Wood Griffin was placed on the Executive Committee.

Addresses:

Certificates or statement of Title by Abstracters, W.G. Fink, Fredonia, Kansas.

"Maps in Abstracts at a Profit", H.L. Barbour, Winfield, Kansas.

"Lack of Uniformity of Model Abstracts", C.A. Wilkin, Independence, Kansas.

"The Abstracter's Index", Walter E. Skinner, Independence, Kansas.

"Title Insurance by Abstracters", F.R. McEwen, Wichita, Kansas.

"Advertising", J.I. Miller, Independence, Kansas.

"Uniform Abstract Certificate", E.L. Mason, Wichita, Kansas.

"Escrows", F.T. Wilkin, Independence, Kansas.

"Oil Industry and Abstracting", Tom J. Bomar, Hutchinson, Kansas.

"Short Cuts", Walter E. Skinner, Independence, Kansas.

"Found, What the Abstract Business Needs", Donald B. Graham, Denver, Colorado.

The dues were raised at the 1929 meeting in Salina, to a scale depending on the population of the County, ranging from \$60.00 down to \$12.50 per year.

Abstract Contest: 1st Helen Stowell, 2nd Wayne Campbell.

"The Ideal Abstract", Margaret McGurnaham, Attorney, Topeka, Kansas.

"Trust and Confidence in the Abstracter", John H. Wilson, Ellsworth, Kansas.

"Hazards of Abstracting form County Records", E.S. Francis, Westmoreland.

"Liability of the Abstracters", John S. Dean, Attorney, Topeka, Kansas.

"The Uniform Certificate" was discussed, although F.M. Rogers was not present, much credit goes to him for his efforts in getting it into general use.

It should be noted here that on May 17, 1930, C.A. Wilkin passed away. He was identified with the Association almost from its beginning and was very active in its affairs during all that time. Likewise, on May 27, 1930, W.G. Weaver of Alma, Kansas, died, a pioneer in the abstract business, and highly respected in this Association.

You will observe from the information that I have just given you, that subjects discussed prior to 1930 were not a great deal different from the problems and subjects that we have had since that time and which most of us can remember. Therefore, from 1930 on down, I will not refer to subjects of discussion but rather to recall to your mind the names of the Presidents, Secretary-Treasurers, the membership, and convention cities, and the things that were done and accomplished in behalf of the Association and perhaps end this bit of history with some slight observations.

1907 – Convention City, Norton

C.S. Uhl, Smith Center.....President

H.M. Thiel, Colby.....Vice-President

Mary J. Whipple, Norton.....Secretary-Treasurer

1908 – Convention City, Concordia

J.W. McClure, Topeka.....President

W.G. Fink, Fredonia.....Vice-President

Frank Wood, Iola.....Secretary-Treasurer

1909 - Convention City, Topeka,..... Ass'n. Membership 66

W.G. Fink, Fredonia.....President

H.M. Poe, Norton.....Vice-President

J.E. Shinn, Ottawa.....Secretary-Treasurer

1910 - Convention City, Kansas City, Kans.Membership 83
 W.G. Fink, FredoniaPresident
 H.M. Poe, Norton..... Vice-President
 J.E. Shinn, OttawaSecretary-Treasurer
 1911- Convention City, SalinaMembership 79
 W.G. Fink, FredoniaPresident
 H.M. Poe, Norton..... Vice-President
 J.E. Shinn, OttawaSecretary-Treasurer
 1912 - Convention City, WinfieldMembership 87
 H.M. Poe, Norton.....President
 C.A. Wilkin, Oswego, Vice-President
 B.F. Sadil, Winfield..... Secretary-Treasurer
 1913 - Convention City, Emporia
 C.A. Wilkin, Oswego,President
 C.N. Riggs, Emporia Vice-President
 B.F. Sadil, Winfield..... Secretary-Treasurer
 1914 - Convention City, Topeka
 J.N. Atkinson, Kansas City, Kans.President
 B.F. Sadil, Winfield..... Vice-President
 Fred T. Wilkin TopekaSecretary-Treasurer
 1915 - Convention City, Salina
 B.F. Sadil, Winfield.....President
 H. Llewelyn Jones Meade Vice-President
 Roy A. Moore, Eureka..... Secretary-Treasurer
 1916 - Convention City, Ottawa
 J.E. Shinn, OttawaPresident
 H. Llewelyn Jones Meade Vice-President
 Roy A. Moore, Eureka..... Secretary-Treasurer
 1917 - Convention City, Burlington
 E.W. Wellington, EllsworthPresident
 Wm. S. Lang, Burlington..... Vice-President
 Roy A. Moore, Eureka..... Secretary-Treasurer
 1918 - Convention City, TopekaMembership 55
 B.C. Lamb, Yates Center.....President
 A.E. Monteith, Hoxie Vice-President
 Wm. S. Lang, Burlington..... Secretary-Treasurer
 1919 - Convention City, Hutchinson
 A.E. Monteith, HoxiePresident
 C.C. Porter, Russell Springs Vice-President
 Wm. S. Lang, Burlington..... Secretary-Treasurer
 1920 - Convention City, Kansas City, Kansas
 C.C. Porter, Russell SpringsPresident
 B.J. Bowers, Ottawa..... Vice-President
 Richard B. Hall, Hutchinson..... Secretary-Treasurer
 1921 - Convention City, Independence
 B.F. Bowers, OttawaPresident
 Chan. B. Campbell, Garden City Vice-President
 W.T. Othick, Fort Scott..... Secretary-Treasurer
 1922 - Convention City, Wichita
 Richard B. Hall, HutchinsonPresident
 Wood Griffin, Parsons Vice-President
 Walter E. Skinner, Independence..... Secretary-Treasurer
 1923 - Convention City, Junction City
 Lock Davidson, WichitaPresident
 Walter E. Skinner, Independence..... Vice-President
 H.L. Barbour, WinfieldSecretary-Treasurer
 1924 - Convention City, Hutchinson
 Walter E. Skinner, Independence.....President
 W.G. Fink, Fredonia Vice-President
 H.L. Barbour, WinfieldSecretary-Treasurer
 1925 - Convention City, Garden City
 Fred T. Wilkin, Independence.....President
 W.G. Fink, Fredonia Vice-President
 F.M. Rogers, Wellington Secretary-Treasurer
 1926 - Convention City, Manhattan
 E.L. Mason, WichitaPresident
 Robert B. Spilman, Manhattan Vice-President
 F.M. Rogers, Wellington Secretary-Treasurer
 1927 - Convention City, Parsons
 Robert B. Spilman, ManhattanPresident
 F.M. Rogers, Wellington Vice-President
 Pearl Jeffery, Columbus..... Secretary-Treasurer
 1928 - Convention City, Hutchinson
 F.M. Rogers, WellingtonPresident
 E.L. Mason, Wichita Vice-President
 Pearl Jeffery, Columbus..... Secretary-Treasurer
 1929 - Convention City, Salina
 Ernest McClure, GarnettPresident
 Tom J. Bomar, Hutchinson Vice-President
 Pearl Jeffery, Columbus.....President
 1930 - Convention City, Topeka
 Pearl Jeffery, Columbus.....President
 Milton Hawkinson, McPherson Vice-President
 A.N. Alt, Topeka..... Secretary-Treasurer
 1931 - Convention City, McPherson
 A.N. Alt, Topeka.....President
 Richard Rohrer, Junction City..... Vice-President
 Pearl Jeffery, Columbus..... Secretary-Treasurer
 1932 - Convention City, Pratt
 Milton Hawkinson, McPhersonPresident

Leo T. Gibbens, Scott City Vice-President
 Pearl Jeffery, Columbus Secretary-Treasurer
 1933 - Convention City, Abilene
 Leo T. Gibbens, Scott City President
 Oren Murphy, Kingman Vice-President
 Pearl Jeffery, Columbus Secretary-Treasurer
 1934 - Convention City, Newton
 C. C. Porter, Russell Springs President
 Fred Wilkin, Independence Vice-President
 Pearl Jeffrey, Columbus Secretary-Treasurer
 1935 - Convention City, Garden City
 John W. Dozier, Topeka President
 Helen M. Stowell, Garden City Vice-President
 Pearl Jeffery, Columbus Secretary-Treasurer
 1936 - Convention City, Hutchinson
 Helen M. Stowell, Garden City President
 E. A. Benson, Kansas City Vice-President
 Pearl Jeffery, Columbus Secretary-Treasurer
 1937 - Convention City, Wichita
 M. E. Schmidt, Newton President
 E. A. Benson, Kansas City Vice-President
 Pearl Jeffery Secretary-Treasurer
 1938 - Convention City, Topeka
 J. C. Creel, Jr., Parsons President
 Sam C. Charlson, Manhattan Vice-President
 Pearl Jeffery, Columbus Secretary-Treasurer
 1939 - Convention City, Manhattan
 J. C. Creel, Jr., Parsons President
 Sam C. Charlson, Manhattan Vice-President
 Pearl Jeffery, Columbus Secretary-Treasurer
 1940 - Convention City, Wichita
 O. A. Bell, Wichita President
 Justin I. Miller, Independence Vice-President
 Pearl Jeffery, Columbus Secretary-Treasurer
 1941 - Convention City, Topeka Membership 151
 O. A. Bell, Wichita President
 Justin I. Miller, Independence Vice-President
 Pearl Jeffery, Columbus Secretary-Treasurer
 1942 - Convention City, None Held Membership 166
 Phil A. Gray, Topeka President
 Cecil A. Kingery, Phillipsburg Vice-President
 Marvin W. Wallace, Kingman Secretary-Treasurer
 1943 - Convention City, Wichita Membership 177
 Phil A. Gray, Topeka President
 Cecil A. Kingery, Phillipsburg Vice-President

Marvin W. Wallace, Kingman Secretary-Treasurer
 1944 - Convention City, Topeka Membership 187
 Cecil A. Kingery, Phillipsburg President
 Louise Buckley, Paola Vice-President
 Marvin W. Wallace, Kingman Secretary-Treasurer
 1945 - Convention City, Wichita Membership 180
 John W. Gardner, Marion President
 Jean Kissell, Norton Vice-President
 Marvin W. Wallace, Kingman Secretary-Treasurer
 1946 - Convention City, Hutchinson Membership 189
 Jean Kissell, Norton President
 Ralph Rinker, Great Bend Vice-President
 Marvin W. Wallace, Kingman Secretary-Treasurer
 1947 - Convention City, Kansas City, MO Membership 201
 Ralph Rinker, Great Bend President
 Justin I. Miller, Independence Vice-President
 Marvin W. Wallace, Kingman Secretary-Treasurer
 1948 - Convention City, Wichita Membership 208
 Justin I. Miller, Independence President
 Wm. S. Eddy, Marysville Vice-President
 Marvin W. Wallace, Kingman Secretary-Treasurer
 1949 - Convention City, Topeka Membership 196
 Joe F. Jenkins, Kansas City President
 Wm. S. Eddy, Marysville Vice-President
 Marvin W. Wallace, Kingman Secretary-Treasurer
 1950 - Convention City, Salina Membership 194
 Wm. S. Eddy, Marysville President
 Roy Rodgers, Lyndon Vice-President
 Marvin W. Wallace, Kingman Secretary-Treasurer
 1951 - Convention City, Kansas City, Kans. Membership 203
 Roy E. Rodgers, Lyndon President
 Frank W. Thompson, Iola Vice-President
 Marvin W. Wallace, Kingman Secretary-Treasurer
 1952 - Convention City, Wichita Membership 206
 Frank W. Thompson, Iola President
 Robert Frederick, Salina Vice-President
 Marvin W. Wallace, Kingman Secretary-Treasurer
 1953 - Convention City, Topeka Membership 216
 Robert Frederick, Salina President
 J. Robert Wilson, Manhattan Vice-President
 Marvin W. Wallace, Kingman Secretary-Treasurer
 1954 - Convention City, Hutchinson Membership 207
 J. Robert Wilson, Manhattan President
 Frank Malone, Wichita Vice-President
 Marvin W. Wallace, Kingman Secretary-Treasurer

1955 - Convention City, Wichita.....	Membership 207
Marvin W. Wallace, Kingman	President
Frank Malone, Wichita	Vice-President
Clem H. Silvers, El Dorado.....	Secretary-Treasurer
1956 - Convention City, Wichita.....	Membership 211
Frank Malone, Wichita	President
J. H. Keller, Garden City	Vice-President
Clem H. Silvers, El Dorado.....	Secretary-Treasurer
1957 - Convention City, Hutchinson	Membership 216
J. H. Keller, Garden City	President
Wm. Finley, Oskaloosa.....	Vice-President
Clem H. Silvers, El Dorado.....	Secretary-Treasurer

31. Winfield	1
32. Yates Center	1

CASH ON HAND
(NONE REPORTED FROM 1907 TO 1941 INCL.)

1942	\$ 19.71
1943	222.84
1944	34.79
1945	535.85
1946	856.40
1947	1303.77
1948	1839.61
1949	1931.70
1950	2526.43
1951	2867.31
1952	4081.94
1953	5418.84
1954	5257.93
1955	5815.37
1956	7361.45
1957	

CONVENTION CITIES – PRESIDENT’S RESIDENTIAL LOCALITY

1. Topeka	9	1. Topeka	4
2. Wichita	8	2. Wichita	4
3. Hutchinson	7	3. Independence	3
4. Salina	4	4. Garden City	2
5. Kansas City, Kans.	3	5. Manhattan	2
6. Garden City	2	6. Ottawa	2
7. Manhattan	2	7. Norton	2
8. Kansas City, Mo	1	8. Kansas City	2
9. Norton	1	9. Columbus	1
10. Concordia	1	10. Ellsworth	1
11. Winfield	1	11. Fredonia	1
12. Emporia	1	12. Garnett	1
13. Ottawa	1	13. Great Bend	1
14. Burlington	1	14. Hoxie	1
15. Independence	1	15. Hutchinson	1
16. Junction City	1	16. Phillipsburg	1
17. Parsons	1	17. Iola	1
18. McPherson	1	18. Kingman	1
19. Pratt	1	19. Lyndon	1
20. Abilene	1	20. Marion	1
21. Newton	1	21. Marysville	1
	49	22. McPherson	1
		23. Newton	1
There was no convention held in 1942.		24. Oswego	1
		25. Parsons	1
		26. Russell Springs	1
		27. Salina	1
		28. Scott City	1
		29. Smith Center	1
		30. Wellington	1

Certain amendments to our by-laws were adopted in 1939 providing for an Executive Committee of ten persons, to be elected from ten geographical sections of the State.

In 1940, the practice was established of each Executive Committee member appointing a District Chairman from his respective geographical district, and also providing for District Meetings.

It was determined that each member of the Executive Committee be allowed \$4.00 per day for Hotel Expenses, and two cents per mile for travel expenses, in attending committee meetings.

The Executive Committee, in assembling during January, 1941, and composed of Ralph R. Rinker, O. A. Bell, Cecil Kingery, Chas. Hall, John W. Dozier, Wm. S. Eddy, Marvin W. Wallace, W. V. Young, Phil A. Gray, J. C. Creel, Jr., and Roy Rodgers, met in the Kansan Hotel, Topeka, Kansas to discuss the final draft of the present Abstracter’s Law before it was presented to the legislature.

Chas. Hall, abstracter of Hutchinson, and former member of the legislature, was employed as the lobbyist for the proposal in securing its passage. Each Executive Committeeman reported upon the amounts of funds that each had collected from their respective districts for lobbying purposes.

The Executive Committee meeting held in Topeka, April 6th, 1941, after the abstracter’s proposal was adopted into law, passed

a resolution recommending to Governor Payne Ratner, certain members to serve upon the Abstractors' Board of Examiners. The Governor appointed Jay Berryman, Ashland, O. A. Bell, Wichita, and Marvin W. Wallace, of Kingman. The board then organized, and elected J. Berryman, Chairman, and Marvin W. Wallace, as secretary.

In the first year's operation of the abstractor's law, there were 262 licenses issued to operating individuals, partnerships, or corporations.

In 1941, there was appointed three abstractors, to serve with three lawyers, as a Public Relations Committee, for the benefit of the Kansas Title Association, and the Kansas Bar Association.

In 1942, Kansas ranked third amongst the States in Membership in the American Title Association. State dues were increased \$2.00 per year. Due to the war restrictions, the Executive Committee voted not to hold a convention, and all officers should hold over until the next regular election. The Uniformity Committee, appointed by the President, composed of M. R. Smith, Hutchinson, Marvin W. Wallace, Kingman, and Forrest Rogers, Wellington, drafter our present uniform abstract certificate, certificate of title, and supplemental certificate of title, and which were adopted by the Convention, 1943.

Printed recommendations were received from the committee of the Kansas Title Association and Kansas Bar Association on Standards for Preparation of Abstracts.

Dues were increased from \$1.00 to \$6.00 per year, graduated according to county population.

At the 1944 convention in Topeka, Milton Hawkinson, McPherson, reported the organization of the P. P. Club (past presidents club), with C. C. Porter, as President. Later there was a record of Joe Jenkins being elected President, and still later, Robert Frederick, as being elected President.

A partial price schedule was adopted at the 1945 convention, providing a minimum fee of \$1.00 per entry, and per page, single spaced, of court proceedings; abstract certificate of \$5.00; and certificate of title, one tract, for \$7.50.

The 1947 convention was held October 10th and 11th, in the Phillips Hotel, in Kansas City, Missouri, which was immediately preceding the American Title Association convention, commencing October 12th, in the Muehlebach Hotel, in Kansas City, Missouri.

The 1948 convention awarded prizes in a Model Abstract Contest, as follows: 1st prize to Wilson Abstract Company, Ellsworth; 2nd prize, to Dickinson County Abstract and Title Company, Abilene; and 3rd prize to Hall Abstract and Title Company, Hutchinson.

Clem Silvers gave his impressions as a new abstractor in the 1950 convention, at Salina. Maybe we should have a seven-year report now.

The dues were raised in 1951 as follows:

County Population	Amount
0 to 8,000	\$17.00
8,000 to 12,000	19.00
12,000 to 20,000	21.00
20,000 to 30,000	23.00
30,000 to 53,000	25.00
53,000 up	27.50

and which schedule remains in force and effect.

The Executive Committee, together with other interested members of the association, met in Topeka during November, 1952, for the purpose of curbing various unethical practices of certain out of state insurance companies operating in Kansas, and also for the purpose of curbing the unethical practice of the abstractors in Kansas in extending discounts and commissions to various and sundry customers. At this meeting a proposal was drafted for presentation to the legislature, committees appointed for securing of lobbying funds, and committee to help in lobbying for proposal. Chas. Vance, of Liberal, was employed as lobbyist, and the proposal was adopted as law, as House Bill No. 320 out of the 1953 Session of our Legislature.

The Executive Committee established a precedent of allowing \$300.00 per year expense money to the President for attending the district meetings and also the National Convention: also, the Secretary Treasurer was allowed \$300.00 per year for the same expenses, in addition to the \$50.00 per month that he had heretofore received.

In October, 1954, convention in Hutchinson, an amendment to our constitution was adopted, providing for membership in the Kansas Title Association of any registered and licensed abstractor, and also an amendment providing for Honorary Memberships.

There was a further amendment presented for the creation of a Grievance Committee, defining its function and its operations. Also, an amendment was adopted adding Sections 9, 10, and 11 to our Code of Ethics.

The Executive Committee, in August of 1955, raised the salary of the Secretary-Treasurer from \$50.00 per month, to \$100.00 per month.

Blue Cross and Blue Shield plans were adopted by the Association.

A Group Life Insurance plan was adopted by the Washington National Life Insurance Company in behalf of the Association.

The 1956 Convention determined to propose a book-law to the next session of the legislature, supplementary to the present abstractor's law, but most of you are aware of the failure of this proposal.

In concluding this bit of brief history of our Association, special credit should be extended to all those persons who have been laboring so untiringly in their support of our Association, not because they may have been right or wrong, but because of the faithful indulgence. Had it not been for such persons as H. M. Poe, H. M. Thiel, C. S. Uhl, F. S. Allen, Frank Wood, Jake Shinn, W. G. Fink, C. A. Wilkin, Fred Wilkin, C. C. Porter, Wm. Gill, Forrest Rogers, Hobart Barbour, Chas. Hall, O. A. Bell, J. I. Miller, John W. Dozier, Ralph Rinker, Bill Eddy and many others, this Association would never had made the progress that has been made. In recent years, the Association has also had many ardent supporters, whom we all know, otherwise it would not be the strong organization that it is at the present time.

Back in the depression days I quite well remember a convention speech of Walter E. Skinner, Independence, bemoaning the fact that the Association had never been able to get one law passed of special benefit to the abstractor, nor had the Legislative Committee at any time had the majority support and cooperation from the members of the Association, either morally or financially. I believe the attitude of the membership of the Association has changed tremendously since Walter Skinner made this speech in McPherson, back in the depression days, but I do agree with him in his remark then as now that the same problems remain, and far to many of the are still unsolved.

During the last fifty years this country has witnessed the greatest outburst of commercial progress of all time, while we as abstracters and attorneys are still doing our business in the same hap-hazard method, without any material change. The greatest progress that we have made has largely been pushed upon us from pressure from outside of our profession or business and not from ourselves nor our Association.

Within the last fifty years the automobile has come and developed into every phase of our lives. The telephone and its various other complicated extremities of communications has replaced the special messenger. Electricity which is still unknown furnishes almost unlimited power and energy, even the typewriters which we are now using, to say nothing of the atom and its possibility in the same field.

Fifty years ago we knew nothing about fountain pens, mass production, chain store distribution, pressure cookers, jet planes, atomic geared submarines, and aircraft carriers, radio, television, etc., which have become so common that we hardly realize their importance to us today. The tremendous progress in other lines of endeavor in the past fifty years is a challenge to our Association and each individual member to keep faith with those whom we serve in our business.

Our Association must create and meet new developments with our eyes open to its weaknesses and its strength, and to know where our interests lie, and to see that the proper channels for our best interests are used in serving the public with title evidence, and to create a greater satisfaction for ourselves in developing the greatest service that is possible for us to do for the benefit of the public. This has been true of the Associations of other men in other fields, such as medicine, engineering, pharmacy, architecture, and many others.

American business, taken generally, has long been active to invent and keen to expose and nurture new ideas, and to place them in every day use and practice, to improve the standard of life and ease of living, and quite naturally our Association and its members should consider themselves and our profession as a part of this advancing and successful approach as our objective in title service. The modern trade and professional objectives are based primarily on the exchange of useful information and mutual help and assistance, one to another.

Since the organization of our Association much as been done to protect the public against unethical, improper and fraudulent practices and irresponsibilities. It has stressed and extended its efforts in the advancement of common interests. It has watched over and labored itself in all matters for the improvement of our business or profession.

It has been due to our Association that our business or profession has been and is being elevated in the minds of the public. This is constantly true, notwithstanding the weak, the weary, the selfish, or for whatever reason they may have, who fail to take their membership seriously enough to improve themselves or their services, or to keep faith and maintain the pace that the public as the right to expect of us in our profession, in a constantly changing and improved world of business and professional practices and relationships.

ANNEXATION No. 1

Next Twenty-Five Years of K.L.T.A.
by
Melvin Collier

In preparation of the observance of our Kansas Land Title Association's 75th Birthday we came across the foregoing contribution of Marvin W. Wallace of Kingman, which was compiled and published in the observance of the first 50 years of our existence. This is a masterpiece and it was our belief that it should be re-printed with an annex of the last 25 years as a keepsake for each of us. So, many thanks to you, Marvin, for your many contributions to us as a President of the Association, Secretary-Treasurer for many years, one of the Founders of our present Abstractor's law, as a member of the First Abstractor's Board of Examiners and its Secretary-Treasurer for many years. Thanks also to Elsie for sharing you.

We will try to point out some of the highlights, accomplishments and problems that we have been confronted with the last twenty-five years. Some of them have been accomplished and some are still unresolved and perhaps never will be resolved. Time and again it had been mentioned that we needed a study course for those wishing to become abstracters and also for a reference for those in the business. With the combined efforts of a great number of our abstracters at the convention held in Hutchinson, in September, 1958, our Secretary-Treasurer, Clem H. Silvers, presented the first study course which was given the name "TITLE COURSE". It is interesting to note that he paid the sum of 75¢ for typing and printing. Later in 1971 the "Title Course" was revised and reprinted. As time goes on, things change, as do the laws of the State of Kansas and this makes it also almost mandatory that the "Title Course" keep abreast of these changes. Realizing this, Dan M. Hannah and Vera Sutton, called a meeting at Salina of a great number of abstracters to revise and publish a new "Title Course". It is impossible to mention all of those that contributed to this publication, but two of the master craftsmen were J. Robert Wilson on Courts and Clem H. Silvers on Oil and Gas. There is no doubt that this effort was one of the best accomplishments of the Association in the last twenty-five years. It is used constantly by our younger abstracters as a quick reference and good study material for those preparing to take the Abstracters examination. It is printed in loose leaf so that from time to time changes can be made and

inserted. The "Title Course" was completed and distributed at the State Convention held in Kansas City, Missouri, in August, 1977.

In 1958, Clem H. Silvers, Secretary-Treasurer of the Association furnished information for the purchase of abstract paper with the watermark of Kansas Title emblem. Many abstracters purchased this paper and some still use it. Also, in 1958, a disaster committee was formed to assist members who have suffered a disaster.

It is noted that the registration for the convention in the 1958 was the sum of \$10.00.

Many of our members have served as instructors and some for many years. The school and the "Title Course" have been a great help of those wishing to become abstracters and as a continuing programs for all of us in the profession.

We have noticed that quite a number of our abstracters prefer to attend the Abstractor's School rather than the State convention. The list of the faculty of the school is almost impossible to assemble, but, we take our hats off to all of you. Another thing we have noted is that in our daily work we run on to problems that we just don't know how to handle, but all you have to do is merely pick up the telephone and call on one the faculty member that handled that subject and you get the right answer.

In 1961, we agreed and furnished sample abstracts to Washburn College School of Law, Topeka, for use in instruction in the law school.

In 1962, we established a permanent Nomination Committee, consisting of the last three past presidents and that the last President be the chairman. This is to be a permanent standing committee with such appointment to be automatic.

In 1963, Helen Stowell, Garden City, was made an Honorary member of the Association.

Also in 1963, *Readers Digest* was taken to task for its article "Closing Costs- A Booby Trap for Unaware Home Buyers".

We were first organized under the name Kansas Abstracters Association, until 1922, when our name was changed to The Kansas Association of Title Men, however, in 1923, we again changed to the Kansas Title Association. At the convention at Kansas City, in 1964, Articles of Incorporation and By-Laws were presented and approved, and we were incorporated under the Laws of the State of Kansas, as "THE KANSAS LAND TITLE ASSOCIATION". Also included was a code of Ethics of the Kansas Land Title Association. A full copy of the Articles of Incorporation, By-Laws and Code of Ethics are copied in the minutes of the Secretary-Treasurer. Naturally these are quite lengthy but if any abstracters want a copy it can be obtained from the Secretary. From

time to time there have been some minor changes and additions but fundamentally they are the same.

After we were incorporated as "The Kansas Land Title Association", new printing plates and gloss prints for the Association were obtained and displayed by the members.

In 1970, an invitation was issued to American Land Title Association to hold the National Convention in Wichita. This invitation was never accepted.

We in Kansas feel justly proud of the fact that two of our members have distinguished themselves and our association by being elected President of the American Land Title Association, being Clem H. Silvers, of El Dorado, and Roger N. Bell, Wichita. Hats off to you two fine gentlemen, we are proud of you.

Back in 1941, the Legislature passed legislation establishing our Abstracter's License Law. This law had been carried out principally by the Abstracters' Board of Examiners, appointed by the Governor. The Board is composed of three members, each member being appointed for a 3 year term, one representing small counties, one the middle size counties, and one the larger counties. Since its origin, many of our members have devoted a lot of time and effort to see that the provisions of the law were carried out by giving abstract examinations, etc. Much credit goes to this board and the influence it has in seeing that we were properly bonded and carry the proper liability "Error and Omission Insurance" as required by the Legislature in 1972.

In 1971 and 1972, the association saw a great need to check on legislative matters and keep the members informed on the legislation proposed that would affect our profession. Later in 1973, the executive committee hired William Mitchell, a former Legislator and Attorney from Hutchinson, Kansas, as a Lobbyist for the Kansas Title Association. He has since been lobbyist and very capably represented us.

In 1976, our President Roderick E. Weltmer, saw the need for new uniform Certificate. Through many meetings, discussions, additions and subtractions at the convention held in Manhattan, the final approval was reached on the new Certificate and it was adopted. It is now our approved "Uniform Certificate".

In 1976, plans were started to hold our convention in 1977, in Kansas City, Missouri, jointly with Missouri Title Association. Plans went forth and a joint meeting was held at Crown Center, Kansas City, Missouri. We might note that only two conventions have been held outside the state of Kansas, this one in Missouri and one in Denver, Colorado.

Over the years we have had a news Editor. Some of the time it was published by the Secretary-Treasurer, and other times by various members. We hesitate to try to name all of them as we just do not have a complete list and would probably miss someone. We do not hesitate however, to say that they have done a fine job in reporting our activities and know that it takes a lot of time and effort for which we are grateful. So to all of you Editors, many thanks.

We wish to insert here a list of the people responsible during the last 25 years for your leadership and wish to recall to your mind the names of the Presidents, Vice-Presidents, Secretary-Treasurers, the Convention Cities, the President Residential Locality and the Secretary-Treasurers and Terms of Service.

1958 – Convention City, Hutchinson	William Finley, Oskaloosa	President
	Lucien Barbour, Winfield	Vice-President
	Clem H. Silvers, El Dorado	Secretary-Treasurer
1959 – Convention City, Kansas City	Lucien Barbour, Winfield	President
	R.L. Carrier, Cottonwood Falls	Vice-President
	Clem H. Silvers, El Dorado	Secretary-Treasurer
1960 – Convention City, Garden City	R.L. Carrier, Cottonwood Falls	President
	Fred T. Wilkins, Independence	Vice-President
	Clem H. Silvers, El Dorado	Secretary-Treasurer
1961 – Convention City, Topeka	Fred T. Wilkins, Independence	President
	Frank T. Summerson, Hoxie	Vice-President
	Clem H. Silvers, El Dorado	Secretary-Treasurer
1962 – Convention City, Wichita	Frank T. Summerson, Hoxie	President
	Clem H. Silvers, El Dorado	Vice-President
	Wm "Bill" Malone, Wichita	Secretary-Treasurer
1963 – Convention City, Wichita	Clem H. Silvers, El Dorado	President
	Andrew Douglas, Newton	Vice-President
	Wm "Bill" Malone, Wichita	Secretary-Treasurer
1964 – Convention City, Kansas City	Andrew Douglas, Newton	President
	Roy T. Heller, Pittsburg	Vice-President
	Wm "Bill" Malone, Wichita	Secretary-Treasurer
1965 – Convention City, Hutchinson	Roy T. Heller, Pittsburg	President
	Brian B. Parker, Hill City	Vice-President
	Wm "Bill" Malone, Wichita	Secretary-Treasurer

1966 – Convention City, Topeka		Melvin A. Collier, Smith Center	President
Brian B. Parker, Hill City	President	Dan M. Hannah, Lyons	Vice-President
E.M. Beougher, Grinnell	Vice-President	Robert G. Frederick, Salina	Secretary-Treasurer
Wm “Bill” Malone, Wichita	Secretary-Treasurer		
1967 – Convention City, Denver, Colorado		1978 – Convention City, Hutchinson	
E.M. Beougher, Grinnell	President	Dan M. Hannah, Lyons	President
Lewis C. McGee, Olathe	Vice-President	Joe F. Jenkins II, Kansas City	Vice-President
Robert G. Frederick, Salina	Secretary-Treasurer	Vera Sutton, Topeka	Secretary-Treasurer
1968 – Convention City, Olathe		1979 – Convention City, Overland Park	
Lewis C. McGee, Olathe	President	Joe F. Jenkins II, Kansas City	President
John M. Bell, Wichita	Vice-President	Haden B. St. John, Topeka	Vice-President
Robert G. Frederick, Salina	Secretary-Treasurer	Vera Sutton, Topeka	Secretary-Treasurer
1969 – Convention City, Wichita		1980 – Convention City, Topeka	
John M. Bell, Wichita	President	Haden B. St. John, Topeka	President
Willard T. Leopold, Garden City	Vice-President	Clarence Zimmer, Dodge City	Vice-President
Robert G. Frederick, Salina	Secretary-Treasurer	Vera Sutton, Topeka	Secretary-Treasurer
1970 – Convention City, Manhattan		1981 – Convention City, Wichita	
Willard T. Leopold, Garden City	President	Clarence Zimmer, Dodge City	President
Tom E. Hart, Oskaloosa	Vice-President	C.A. Long, Eureka	Vice-President
Robert G. Frederick, Salina	Secretary-Treasurer	Vera Sutton, Topeka	Secretary-Treasurer
1971 – Convention City, Kansas City		1982 – Convention City, Lawrence	
Tom E. Hart, Oskaloosa	President	C.A. Long, Eureka	President
Earl O. Field, Hays	Vice-President	Vera Sutton, Topeka	Vice-President
Robert G. Frederick, Salina	Secretary-Treasurer	John M. Bell, Wichita	Secretary-Treasurer
1972 – Convention City, Topeka			
Earl O. Field, Hays	President		
Harry H. St. John, Jr., Topeka	Vice-President		
Robert G. Frederick, Salina	Secretary-Treasurer		
1973 – Convention City, Wichita			
Harry H. St. John, Jr., Topeka	President		
Marjorie Wright, Russell Springs	Vice-President		
Robert G. Frederick, Salina	Secretary-Treasurer		
1974 – Convention City, Salina			
Marjorie Wright, Russell Springs	President		
Roger N. Bell, Wichita	Vice-President		
Robert G. Frederick, Salina	Secretary-Treasurer		
1975 – Convention City, Wichita			
Roger N. Bell, Wichita	President		
Roderick E. Weltmer, Mankato	Vice-President		
Robert G. Frederick, Salina	Secretary-Treasurer		
1976 – Convention City, Manhattan			
Roderick E. Weltmer, Mankato	President		
Melvin A. Collier, Smith Center	Vice-President		
Robert G. Frederick, Salina	Secretary-Treasurer		
1977 – Convention City, Kansas City, Missouri			

Secretary Treasurer

Mary J. Whipple	1	F.M. Rogers	2
Frank Wood	2	Pearl Jeffery	14
J.E. Shinn	2	A.N. Alt	1
B.F. Sadil	2	Marvin W. Wallace	13
Fred T. Wilkin	1	Clem H. Silvers	7
Roy A. Moore	3	Wm. "Bill" Malone	5
Wm. S. Lang	2	Robert G. Frederick	11
Richard B. Hall	1	Vera Sutton	4
W.T. Othick	1	John M. Bell	1
Walter E. Skinner	1		
H.L. Barbour	2		76

President's Residential Locality

Topeka	6	Marysville	1
Wichita	6	McPherson	1
Independence	4	Oswego	1
Garden City	3	Parsons	1
Kansas City	3	Russell Springs	1
Norton	2	Salina	1
Ottawa	2	Scott City	1
Manhattan	2	Wellington	1
Oskaloosa	2	Columbus	1
Hoxie	2	Yates Center	1
Newton	2	Cottonwood Falls	1
Smith Center	2	El Dorado	1
Winfield	2	Pittsburg	1
Ellsworth	1	Hill City	1
Fredonia	1	Grinnell	1
Garnett	1	Olathe	1
Great Bend	1	Hays	1
Hutchinson	1	Russell Springs	1
Phillipsburg	1	Mankato	1
Iola	1	Lyons	1
Kingman	1	Dodge City	1
Lyndon	1	Eureka	1
Marion	1		
			70

Convention Cities

Wichita	14	Burlington	1
Topeka	13	Independence	1
Hutchinson	10	Junction City	1
Kansas City	7	Parsons	1
Salina	6	McPherson	1
Manhattan	4	Pratt	1
Garden City	3	Abilene	1
Norton	2	Newton	1
Concordia	1	Denver	1
Winfield	1	Overland Park	1
Emporia	1		
			74

There was no convention held in 1942

In 75 years we have had 70 Presidents – W.G. Fink of Fredonia served 3 terms, O.A. Bell of Wichita served 2 terms and Phil A. Gray of Topeka served 2 terms. C.C. Porter of Russell Springs served 2 terms, J.C. Creel, Jr. of Parson served 2 terms.