

VITA -- Joyce Palomar

**BUSINESS ADDRESS:**

University of Oklahoma College of Law  
300 Timberdell Road, Norman, Oklahoma 73019  
405 325-5536; jpalomar@ou.edu

**LEGAL EMPLOYMENT:**

Kenneth E. McAfee Chair in Law, University of Oklahoma College of Law, 2009 – continuing;  
Judge Haskell A. Holloman Professor, 1998 to 2009;  
Chinese law Summer Program Coordinator, Fall 2011 – on-going.  
Presidential Professor, 1996 – 1998; Professor, 1994 to 1996; Assoc. Prof., 1988 – 1994.  
Merrick Teaching Award, 2006.  
Law School Nominee for Regents Award for Research and Creative Activity, 2003.

Fulbright Scholar teaching at: Beihang University Law School, Beijing, Fall 2011; East China University of Law & Political Science, Shanghai, Spring 2002.

John F. Lehmann Distinguished Visiting Professor, Washington University School of Law, Fall 2000.

Attorney, Baird, Holm, McEachen, Pedersen, Hamann & Strasheim, Omaha, NE. 1986 -88.

**PUBLICATIONS:**

BOOKS:

Palomar, Title Insurance Law, Vols. 1-2 (Thomson \* West Publishing) (original edition 1994), plus annual updates. Also published on Westlaw.

Patton & Palomar on Land Titles, 3rd ed., Vols. 1-4 (2003 Thomson \* West Publishing). Also published on Westlaw.

*As of 2/1/2012, federal and state appellate courts had cited the preceding 2 books in approximately 63 written opinions.*

Bernhardt, Palomar & Randolph, Property 2nd Ed. (2009 Carolina Academic Press).

**CHAPTERS:**

*Liability of Title Insurers*, Ch. 42, in Dunaway, The Law of Distressed Real Estate (1990 West Publishing). Also published on Westlaw.

**MAJOR ARTICLES:**

In Academic Journals:

*Contributions Legal Scholars Can Make to Development Economics – Examples from China*, 45 WILLIAM & MARY LAW REVIEW 1011 (2004).

*Land Tenure Security as a Market Stimulator in China*, 12 DUKE J. COMP. & INT'L LAW 7 (Winter 2002).

*Comments on the Second Draft of the Property Law for the People's Republic of China*, 18 JOURNAL OF TSINGHUA UNIVERSITY, 69 (Jan. 2003).

*The War Between Attorneys and Lay Conveyancers – Empirical Evidence Says 'Cease Fire'!* 31 CONNECTICUT LAW REVIEW 423 (Winter 1999).

*Bank Control of Title Insurance: Perils to the Public that Bank Regulators Have Ignored*, 44 SMU L. REV. 905 (Fall 1990).

*Title Insurance Companies' Liability for Failure to Search Title and Disclose Record Title*, 20 CREIGHTON L. REV. 455-492 (1986 - 1987).

*School Health Services for Handicapped Children: The Door Opens No Further*, 64 NEB. L. REV. 590-625 (1986), reprinted in SPECIALTY LAW DIGESTS: EDUCATION 7-43 (Sept. 1986).

In Professional Journals:

*The 2006 ALTA Title Insurance Policies: What New Coverage Do They Provide?* 42 REAL PROPERTY, PROBATE & TRUST LAW JOURNAL 1 (Spring 2007.)

Lou, Palomar & Zhang, *China's Housing Policy: Successes and Disappointments*, International Housing Coalition (2006).

*Evidence of Title by Public Records*, in 2 REAL ESTATE LAW REVIEW 438-474 (Legal Publishing House, Beijing 2003) (in Chinese, Li Hao, translator).

*State Regulation of Real Estate Settlement Services – Letting Free Enterprise Evolve While Protecting the Public*, FTC WORKSHOP ON ANTICOMPETITIVE EFFORTS TO RESTRICT COMPETITION ON THE INTERNET (2003) at <http://www.ftc.gov/opp/ecommerce/anticompetitive/panel/palomar.pdf>.

*Limited Liability Companies, Corporations, General Partnerships, Limited Partnerships, Joint Ventures, Trusts – Who Does the Title Insurance Cover?* REAL PROP. PROB. & TR. L. J. 605 - 645 (Winter 1997).

*Title Insurance: The Exclusion for Creditors' Rights*, 21 REAL ESTATE LAW J. 377-400 (Spring 1993).

*Civil and Criminal Forfeitures of Real Property*, 62 OKLA. B. J. 394 (May 25, 1990).

A DOZEN SHORT ARTICLES AND COLUMNS PUBLISHED IN ABA & STATE BAR NEWSLETTERS, available upon request.

THE PRECEDING BOOKS & ARTICLES HAVE BEEN CITED MORE THAN 400 TIMES IN PUBLISHED WORKS BY COURTS, ACADEMICS & LEGAL COMMENTATORS.

**SERVICE:**  
**INTERNATIONAL:**

Presentation on *Recent Developments in U.S. Eminent Domain Law*, at Peking University Law School, Nov. 2011.

Presentation at the Sri Lanka Ministry of Justice & Law Reforms and the Ministry of Lands & Land Development Conference on Registration of Title to Property, *Is There a Role for Insurance in a Title Registration System?* Oct. 30, 2009.

Assistant Director, Peking University Law School Center for Land Law, 2002 - 2009.

Speaker, *China's Housing Policy: Successes and Disappointments*, United Nations World Urban Forum, Vancouver, Canada, June 23, 2006.

Speaker & Chair of Panel, Sino-American Forum on Chinese Property Law, Tsinghua University, Beijing, China, June 17 & 18, 2002. Co-sponsored by USAID and China Society of Comparative Law.

Speaker, Conference on The Rule of Law as a Real Estate Market Stimulator, Peking University, China, June 16 - 17, 2001.

ABA Asia Law Initiative Member, 2002 – 2004. My role was to assess legal educational needs and provide education in land tenure and land title assurance matters.

Speaker, Chinese Insurance Regulatory Commission, Beijing, May 2002 & Shanghai, June 2002.

Speaker, People's Insurance Company of China Seminar, Beijing, May & June 2002.

#### NATIONAL:

Executive Committee Member, Real Estate Section, American Association of Law Schools, Jan. 7, 2010 - ongoing. Contributed article to Section Newsletter in 6/1/2011.

Chair, Joint Title Insurance Sub-Committee of the American College of Real Estate Lawyers and the American College of Mortgage Attorneys, September, 2009 – 2012.

Task Force on Real Property Law School Curriculum, American Bar Association, 2005 – ongoing.

Commented on Draft of a new federal statute creating the National Mortgage Loan Registry, to be introduced in Congress by the Federal Reserve Board.

Moderator, *A Lender's Guide to Obtaining Title Insurance Benefits*, at American College of Mortgage Attorneys Annual Conference, Scottsdale, Arizona, Oct. 1 – 3, 2009.

Speaker, Professor's Corner, American College of Real Estate Lawyers Conference, Wash. D.C., Oct. 2009.

Speaker, Professor's Corner, American College of Real Estate Lawyers Conference, Puerto Rico, March 2009.

Panelist, *Building Market Institutions: Property Rights, Business Formalization and Economic Development*, at Mercatus Center of George Mason University Law School, Wash. D.C., Feb.2-5, 2009.

Speaker, Alternative Models for Insuring Title in Developing Countries, at Millenium Challenge Corporation in-house seminar, Washington D.C., Feb. 6, 2009.

Presented paper, *Developments in Title Insurance*, at American College of Mortgage Attorneys Annual Conference, Aspen, Colorado, Oct. 2007.

Presented paper at Colorado Bar Association Real Estate Section's 25th Annual Symposium, Steamboat Springs, CO, July, 2007.

Spoke on *Empirical Research in Real Property Law* at Real Estate Section Meeting, American Ass'n of Law Schools Annual Meeting, January 2006.

Presentation on *Property Law and Development Economics* to the Working Group on Property, Citizenship, and Social Entrepreneurism (Washington D.C., Nov. 12-13, 2005).

Speaker at American Ass'n of Law Schools Workshop on Technology and Pedagogy (Jan.2004), on *International Institutional Connections: Using the Internet to Bring Guests into the Classroom*.

Presented paper, *Contributions Legal Scholars Can Make to Development Economics*, Property Rights & Economic Development Symposium, William & Mary Law School, Feb. 28, 2003.

Presented paper, *Land Tenure Security as a Market Stimulator in China* at the World Bank, Rural Development Division, Washington D.C., Oct. 10, 2002.

Testified on topic of *Legal Services* at Federal Trade Commission Office of Policy Planning's Public Hearing on "Barriers to Electronic Commerce," October 8-10, 2002, Washington D.C.

Featured Speaker, *The Roles of Attorneys and Non-Attorneys in Real Estate Closings*, Thomas F. Gallivan Conference on Real Property Law, University of Connecticut School of Law, Oct. 30, 1998.

Speaker, *Real Estate Defaults, Workouts and Bankruptcies* American Law Institute/American Bar Association Seminar, Charleston, S. Carolina, Oct. 8-10, 1998.

Presenter at American College of Real Estate Lawyers Conference, on *International Availability of Title Assurance & Credit Enhancement*, Hawaii, March 22, 2002.

Speaker, *When Entities Own Real Estate*, ABA Annual Meeting, Toronto, Canada, Aug. 1998.

Speaker & Chair of Panel, *A Symposium on Closing Agents' Duties and Liability*, ABA Real Property, Prob. & Tr. Law Section Meeting, Wash. D.C., May 1997.

Chair of Panel, *Access Agreements for Purposes of Environmental Remediation*, ABA Real Property, Probate & Trust Law Section CLE Meeting, San Diego, CA, May, 1996.

Speaker & Chair of Panel, *Is There An Alternative to Title Insurance*, American Bar Ass'n Real Property, Probate & Trust Law Section Spring CLE Meeting, Orlando, Florida, May 16, 1995.

Speaker, *Limited Liability Companies and Real Property Transfer Issues*, at 1994 ABA Real Property, Probate & Trust Law Section Meeting, Washington D.C., May, 1994.

Speaker & Chair of Panel, *Negotiations in Major Commercial Real Estate Transactions*, ABA Annual Meeting, San Francisco, August, 1992.

Speaker & Chair of Panel, *Title Insurance and Creditors' Rights Laws*, 1991 ABA Meeting, Atlanta.

**STATE:**

Presentation on current issues at McAfee Taft Law Firm, Oklahoma City, April 3, 2011.

Presented paper, Half-Moon Seminars legal education, *Title Insurance in Oklahoma*, Sept. 18, 2008.

Presented paper, National Business Institute legal education program, *In-Depth Title Insurance Principles*, Oklahoma City, April 28, 2008.

Presented paper at Oklahoma Bar Association Real Property Law Section's Annual CLE Conference – Tulsa, OK, Oct. 2006, on *The 2006 ALTA Policies: What New Coverage Do They Provide?*

Presented Paper, *Unauthorized Practice Laws and Real Estate Transactions*, Oklahoma Bar Association Real Property Law Seminar, Nov. 20, Tulsa; Dec. 10, 1998 OKC.

Presented Paper, *Real Estate Transactions Issues Involving Entities as Grantor or Grantee*, at OBA Real Property Law Seminar, Dec. 5, Tulsa; Dec. 12, 1996 OKC.

Presented paper, *Current Issues in Real Estate Law* at Oklahoma Bar Assn's Annual Real Property Law Seminar, Dec. 9 & 16, 1994, Tulsa & OKC, OK.

Presented paper, *Ethics and Real Property Practice* at Okla. Bar Association Real Property Update seminar, Dec. 10 & 17, 1993 in Tulsa & OKC, OK.

Presented paper, *The New Creditors' Rights Exclusion in Title Insurance Policies*, to Okla. City Title Attorneys Ass'n, April 1992 and Tulsa Probate & Title Lawyers Ass'n, May 1991.

Presented paper, *Civil and Criminal Forfeitures of Real Property*, Oklahoma Bar Ass'n Real Property Update" seminar, May 10 & 17, 1991, Tulsa & OKC.

**OTHER PROFESSIONAL SERVICE:**

**NATIONAL:**

Fellow, American College of Real Estate Lawyers, 1998 – present; Chair, Education Committee, 2002 - 2004; Vice Chair 2000 - 2001; member of ACREL Title Insurance Committee, 1998 – present; member of ACREL International Real Estate Working Group, 2001 – present.

Fellow, American College of Mortgage Attorneys, 2008 – present; Member, Title Insurance Committee.

Assistant Secretary, American Bar Ass'n Real Property Law Division, May 15, 1998 – Aug. 2001.

Member, Standing Committee on Attorney Title Guaranty Funds, ABA, Aug. 1998 – 2001.

Chair, Title Insurance Committee, ABA Real Property, Probate & Trust Law Section, Aug. 1995 – May 15, 1998. Vice Chair, 1991 - Aug. 1995. Chair, Creditors' Rights Subcommittee, 1991 - 1994.

Chair, Publications Subcommittee of the Legal Education Committee, ABA Real Property, Probate & Trust Law Section, 1995 - 1997. Member, Legal Education Committee, 1993 - Present.

Newsletter Editor, ABA Real Property, Probate & Trust Law Section: Land Transactions Group, 1992 - Aug., 1995; Legal Education Committee, 1995 – 1997.

**STATE:**

General Counsel, Oklahoma Bar Association Real Property Law Section, 1989 - 2010.  
Editor-in-Chief, TITLE EXAMINATION STANDARDS HANDBOOK (published annually by OBA Real Property Law Section) (1999 – 2010).

**UNIVERSITY & COLLEGE OF LAW SERVICE:**

Chinese Summer Law Program, Coordinator, Fall 2011 – on-going  
Obtained Exchange Agreement between Beihang University Law School, Beijing, and OU Law School  
Obtained Exchange Agreement with East China University of Political Science & Law, Shanghai.  
Curriculum Committee member, 2008 – 2011.  
Faculty Hiring Committee, Chair, 2007 – 2008; Member, 2006 - 2007  
Campus Departmental Review Panel, 2003  
University Faculty Welfare Committee, 1996 - 2001.  
Search Committee for Dean of the College of Law, 1995.  
University Judicial Tribunal, 1991 & 2001, Member  
College of Law Committee for the Empirical Study of the Law, 1995 – 2001  
College of Law, Sponsor, Organization for the Advancement of Women in Law, 1998 – 2000.  
College of Law Committee A (Executive Committee, elected by colleagues to make major decisions affecting them & the College of Law) 1994 - 1995.  
VARIOUS OTHER College of Law Committees, 1988 – 2008

**EDUCATION:**

**LEGAL:**

University of Nebraska, J.D., May, 1986 (with high honors). Nebraska Law Review; Order of the Coif; National Moot Court Team & semi-finalist in Jessup National Moot Court Competition. Regents' Scholar. Research Assistant for Prof. Robert Works.

**GRADUATE:**

University of Nebraska, M.A., May, 1977. Major: Humanities; Minor: Higher Education. GPA 4.0; Dean's list all years. Instructor & Assistant Director, Minority Writing Workshop; Teaching Assistant & Graduate Research Assistant.

**UNDERGRADUATE:**

University of Nebraska, B.S., Majors in English and Speech & Drama; Minor, Sociology. GPA 3.9/4.0 and Dean's list all years.