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REAL ESTATE AGENCY
BEFORE THE REAL ESTATE COMMISSIONER

In the Matter of the Real Estate Broker's
License of
ALLEN R. GRANT

STIPULATED FINAL ORDER

The Real Estate Agency (DREA) and Allen R. Grant (Grant) do hereby agree and stipulate to the following:

FINDINGS OF FACT

1.

1.1 At all times mentioned herein, Grant was licensed as a principal broker doing business under the registered business name of Grant Realty. Grant is also the owner of Grant Development, Steamboat Construction LLC, Algo Inc., and Fairview Commons LLC.

1.2 In February of 2007, Sharon Jones (Mrs. Jones) saw an advertisement in the Gresham Outlook Newspaper advertising the availability of town homes in the city of Fairview, Oregon. Both Grant Realty and Fairview Commons LLC promoted property in the advertisement.

1.3 In late February 2007, Mrs. Jones went to the Fairview Commons LLC sales office, which is located at the same address as Grant Realty. Vicki Shearer (Shearer), Sales Manager for Fairview Commons LLC, showed Mrs. Jones two or three model homes.

1.4 On March 2, 2007, Mrs. Jones and her husband, Hugh Jones (Mr. Jones), went to the office of Grant Realty and Fairview Commons LLC and viewed various model homes with Shearer. Mr. and Mrs. Jones executed an earnest money agreement (EMA) to have a town home built at 21560 NE Laurelwood Lane in Fairview, Oregon. Mr. and Mrs. Jones also signed Addendum A, a Seller's Property Disclosure form, a Homebuyer Protection Act (HPA) form, the front page of the Oregon Real Estate Agency Disclosure Pamphlet, a site plan, and a model floor plan.

1 1.5 The listing and selling licensee names were not shown on the Final Agency
2 Acknowledgement on page one of the EMA. The Final Agency Acknowledgement was signed
3 by Mr. and Mrs. Jones on March 2, 2007. The sales price was shown as \$229,200, with the
4 initial earnest money deposit of \$1,000. The EMA also specified that the earnest money was
5 to be increased to \$5,000 upon pouring of the foundation.

6 1.6 On March 9, 2007, Grant signed the EMA, disclosure forms, and added an
7 Addendum B stating that a deduction of \$500 would be given for an alternate patio design. On
8 the floor plan, Grant added, "Todd (meaning Todd Howen, the builder) to meet with buyers
9 regarding these changes. Buyers to sign a floor plan showing exactly what changes are to be
10 made including electrical." The floor plan was labeled Plan "C", which was shown as being
11 1542 square feet with two bedrooms and two bathrooms. Grant signed the EMA on line 410
12 as the seller, and on line 432 indicated Grant Realty to be the listing firm and Allen Grant to be
13 the listing licensee.

14 1.7 On March 18, 2007, Mr. and Mrs. Jones met with Todd Howen (Howen) and
15 reviewed a spreadsheet containing their selection of options for the subject property. On
16 March 18, 2007, Mr. and Mrs. Jones drove to the work site and noticed that the forms that had
17 been set for the foundation did not look right. Mr. and Mrs. Jones discussed this with Shearer,
18 and Shearer referred them to Howen. On March 19, 2007, Mr. Jones talked to Howen and
19 asked Howen why their home was being constructed with a right hand garage instead of a left
20 hand garage as shown on the site plan. Howen told Mr. Jones that the light pole and power
21 boxes were placed so that the garage would need to be switched to the other side.

22 1.8 On March 30, 2007, Mr. and Mrs. Jones went to the Grant Realty and Fairview
23 Commons LLC sales office and gave Shearer a check for \$4,000 made payable to First
24 American Title for the additional earnest money.

25 1.9 On April 2, 2007, Mr. Jones asked Grant to stop the project until they could
26 resolve the discrepancy. Grant offered to reduce the sales price by \$2,500.

27 1.10 On April 6, 2007, Mr. and Mrs. Jones' attorney, David Denecke, wrote a letter to
28 Grant stating that the floor plan with the garage on the left side rather than the right was
29 unacceptable to Mr. and Mrs. Jones.
30

1 1.11 On April 9, 2007, Grant terminated the contact with Mr. and Mrs. Jones and
2 ordered escrow to release the \$5,000 earnest money to Mr. and Mrs. Jones.

3 CONCLUSION OF LAW

4 By varying the floor plan to be built for Mr. and Mrs. Jones, Grant created a reasonable
5 probability of damage or injury by making one or more material misrepresentations or false
6 promises in a matter related to professional real estate activity, in violation of ORS 696.301(1).

7 STIPULATION & WAIVER

8 I have read and reviewed the above findings of fact and conclusions of law which have
9 been submitted to me by OREA and further, the order which follows hereafter. I understand
10 that the findings of fact, conclusions of law and this stipulation and waiver embody the full and
11 complete agreement and stipulation between OREA and myself. I further understand that if I
12 do not agree with this stipulation I have the right to request a hearing on this matter and to be
13 represented by legal counsel at such a hearing. Hearings are conducted in accordance with
14 the procedures set forth in ORS Chapter 183 and in accordance with the Rules of Practice and
15 Procedure adopted by the Attorney General of the State of Oregon. I freely and voluntarily
16 waive my rights to a hearing, to representation by legal counsel at such a hearing, and to
17 judicial review of this matter.

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1 I hereby agree and stipulate to the above findings of fact and conclusions of law and
 2 understand that the order which follows hereafter may be completed and signed by the Real
 3 Estate Commissioner or may be rejected by the Real Estate Commissioner, in which case an
 4 amended notice of intent may be issued in this matter. I understand that, in accordance with
 5 the provisions of ORS 696.445(3), notice of this order shall be published in the Oregon Real
 6 Estate News Journal.

7 ORDER

8 IT IS HEREBY ORDERED that Allen R. Grant be, and hereby is, reprimanded.

9
10 IT IS SO STIPULATED:

IT IS SO ORDERED:

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14 ALLEN R. GRANT

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14 GENE BENTLEY

Real Estate Commissioner

15
16 Date 9/29/08

16 Date 10.1.08

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18 DATE of service: _____

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1 REAL ESTATE AGENCY
2 BEFORE THE REAL ESTATE COMMISSIONER
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4 In the Matter of the Real Estate Broker's
5 License of
6
7 SUSAN I. GRIGSBY
8

STIPULATED FINAL ORDER

9 The Real Estate Agency (OREA) and Susan I. Grigsby (Grigsby) do hereby agree and
10 stipulate to the following:

11 FINDINGS OF FACT

12 Prior to December 1, 2007, Grigsby was licensed as a principal broker with Prudential
13 Real Estate Professionals. Grigsby's license expired on November 30, 2007 and was not
14 renewed until January 17, 2008. During the time Grigsby's license was expired, December 1,
15 2007 to January 16, 2008, 46 days, Grigsby continued conducting professional real estate
16 activity as if actively licensed.

17 CONCLUSION OF LAW

18 Grigsby violated OAR 863-015-0050(2) pursuant to ORS 696.301(3) by continuing to
19 conduct professional real estate activity for 46 days after her license expired and before
20 renewing same.

21 STIPULATION & WAIVER

22 I have read and reviewed the above findings of fact and conclusions of law which have
23 been submitted to me by OREA and further, the order which follows hereafter. I understand
24 that the findings of fact, conclusions of law and this stipulation and waiver embody the full and
25 complete agreement and stipulation between OREA and myself. I further understand that if I
26 do not agree with this stipulation I have the right to request a hearing on this matter and to be
27 represented by legal counsel at such a hearing. Hearings are conducted in accordance with
28 the procedures set forth in ORS Chapter 183 and in accordance with the Rules of Practice and
29 Procedure adopted by the Attorney General of the State of Oregon. I freely and voluntarily
30

1 waive my rights to a hearing, to representation by legal counsel at such a hearing, and to
2 judicial review of this matter.

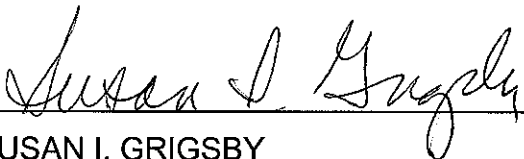
3 I hereby agree and stipulate to the above findings of fact and conclusions of law and
4 understand that the order which follows hereafter may be completed and signed by the Real
5 Estate Commissioner or may be rejected by the Real Estate Commissioner, in which case an
6 amended notice of intent may be issued in this matter. I understand that, in accordance with
7 the provisions of ORS 696.445(3), notice of this order shall be published in the Oregon Real
8 Estate News Journal.

9 ORDER

10 IT IS HEREBY ORDERED that pursuant to ORS 696.990 and OAR 863-015-0180(2)
11 and based upon the violation set forth above, Grigsby pay a civil penalty in the sum of \$100,
12 said penalty to be paid to the General Fund of the State Treasury by paying the same to the
13 OREA.

14
15 IT IS SO STIPULATED:

IT IS SO ORDERED:

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18 _____

19 SUSAN I. GRIGSBY

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21 
22 _____

23 GENE BENTLEY

24 Real Estate Commissioner

25 Date 09/29/08

26 Date 10.1.8

27 DATE of service: _____
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1 REAL ESTATE AGENCY
2 BEFORE THE REAL ESTATE COMMISSIONER
3

4 In the Matter of the Real Estate Broker's
5 License of
6
7 DANE C. SEGRIN
8

}
} STIPULATED FINAL ORDER
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9 The Real Estate Agency (OREA) and Dane C. Segrin (Segrin) do hereby agree and
10 stipulate to the following:

11 FINDINGS OF FACT

12 Prior to June 1, 2008, Segrin was licensed as a real estate broker with Ken Hoffman,
13 Inc. Realtors. Segrin's license expired on May 31, 2008 and was not renewed until August 13,
14 2008. During the time Segrin's license was expired, June 1, 2008 to August 12, 2008, 73
15 days, Segrin continued conducting professional real estate activity as if actively licensed.

16 CONCLUSION OF LAW

17 Segrin violated OAR 863-015-0050(2) pursuant to ORS 696.301(3) by continuing to
18 conduct professional real estate activity for 73 days after his license expired and before
19 renewing same.

20 STIPULATION & WAIVER

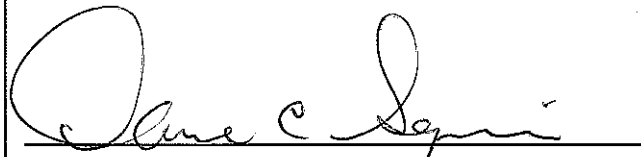
21 I have read and reviewed the above findings of fact and conclusions of law which have
22 been submitted to me by OREA and further, the order which follows hereafter. I understand
23 that the findings of fact, conclusions of law and this stipulation and waiver embody the full and
24 complete agreement and stipulation between OREA and myself. I further understand that if I
25 do not agree with this stipulation I have the right to request a hearing on this matter and to be
26 represented by legal counsel at such a hearing. Hearings are conducted in accordance with
27 the procedures set forth in ORS Chapter 183 and in accordance with the Rules of Practice and
28 Procedure adopted by the Attorney General of the State of Oregon. I freely and voluntarily
29 waive my rights to a hearing, to representation by legal counsel at such a hearing, and to
30 judicial review of this matter.

1 I hereby agree and stipulate to the above findings of fact and conclusions of law and
2 understand that the order which follows hereafter may be completed and signed by the Real
3 Estate Commissioner or may be rejected by the Real Estate Commissioner, in which case an
4 amended notice of intent may be issued in this matter. I understand that, in accordance with
5 the provisions of ORS 696.445(3), notice of this order shall be published in the Oregon Real
6 Estate News Journal.

7 ORDER

8 IT IS HEREBY ORDERED that pursuant to ORS 696.990 and OAR 863-015-0180(2)
9 and based upon the violation set forth above, Segrin pay a civil penalty in the sum of \$600,
10 said penalty to be paid to the General Fund of the State Treasury by paying the same to the
11 OREA.

12
13 IT IS SO STIPULATED:

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15 _____

16 DANE C. SEGRIN

17 Date 10-29-08

13 IT IS SO ORDERED:

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15 _____

16 GENE BENTLEY
17 Real Estate Commissioner

18 Date 10.29.08

19 DATE of service: 10-30-08
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1 REAL ESTATE AGENCY
2 BEFORE THE REAL ESTATE COMMISSIONER
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4 In the Matter of the Real Estate Broker's
5 License of
6
7 NICHOLAS DOUVRIS II
8

STIPULATED FINAL ORDER

9 The Real Estate Agency (OREA) and Nicholas Douvris II (Douvris) do hereby agree and
10 stipulate to the following:

11 FINDINGS OF FACT

12 Prior to March 1, 2008, Douvris was licensed as a real estate broker with Home Selling
13 Partners, Inc. Douvris' license expired on February 28, 2008 and was not renewed until
14 September 11, 2008. During the time Douvris' license was expired, March 1, 2008 to
15 September 10, 2008, 193 days, Douvris continued conducting professional real estate activity
16 as if actively licensed.

17 CONCLUSION OF LAW

18 Douvris violated OAR 863-015-0050(2) pursuant to ORS 696.301(3) by continuing to
19 conduct professional real estate activity for 193 days after his license expired and before
20 renewing same.

21 STIPULATION & WAIVER

22 I have read and reviewed the above findings of fact and conclusions of law which have
23 been submitted to me by OREA and further, the order which follows hereafter. I understand
24 that the findings of fact, conclusions of law and this stipulation and waiver embody the full and
25 complete agreement and stipulation between OREA and myself. I further understand that if I
26 do not agree with this stipulation I have the right to request a hearing on this matter and to be
27 represented by legal counsel at such a hearing. Hearings are conducted in accordance with
28 the procedures set forth in ORS Chapter 183 and in accordance with the Rules of Practice and
29 Procedure adopted by the Attorney General of the State of Oregon. I freely and voluntarily
30

1 waive my rights to a hearing, to representation by legal counsel at such a hearing, and to
2 judicial review of this matter.

3 I hereby agree and stipulate to the above findings of fact and conclusions of law and
4 understand that the order which follows hereafter may be completed and signed by the Real
5 Estate Commissioner or may be rejected by the Real Estate Commissioner, in which case an
6 amended notice of intent may be issued in this matter. I understand that, in accordance with
7 the provisions of ORS 696.445(3), notice of this order shall be published in the Oregon Real
8 Estate News Journal.

9 ORDER

10 IT IS HEREBY ORDERED that pursuant to ORS 696.990 and OAR 863-015-0180(2)
11 and based upon the violation set forth above, Douvris pay a civil penalty in the sum of \$2,600,
12 said penalty to be paid to the General Fund of the State Treasury by paying the same to the
13 OREA.

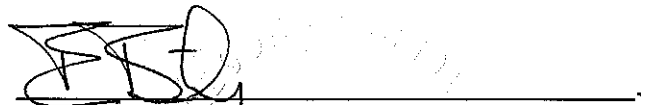
14
15 IT IS SO STIPULATED:

IT IS SO ORDERED:

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17 

18 NICHOLAS DOUVRIS II

19 Date 10-8-08

20 

21 GENE BENTLEY

22 Real Estate Commissioner

23 Date 10-13-08

24 DATE of service: 10-13-08