

CONCLUSIONS OF LAW

1. The Board has jurisdiction of this cause pursuant to the provisions of the Act.
2. The Board is authorized pursuant to 75 O.S. 309 and OAC 600:15-1-14 to informally dispose of individual proceedings including the Complaints herein by stipulation, agreed settlement, consent order or default, which the Board determines are not precluded by law in this cause.

ORDER

The Board accepts the Affidavit of Voluntary Surrender of Appraiser Credential in Lieu of Disciplinary Proceedings under the terms and conditions set forth by paragraphs 1 through 17, inclusive, of the Affidavit as an agreed settlement of the Complaints herein.

IT IS SO ORDERED this 2nd day of April, 2010.


By: SHANNON N. GABBERT, Board Secretary
REAL ESTATE APPRAISER BOARD



APPROVED AS TO FORM:


BRYAN NEAL, ASST ATTY GENERAL

CERTIFICATE OF MAILING

I, Christine M. McEntire, hereby certify that a true and correct copy of the above and foregoing Board's Decision on Acceptance of Affidavit of Voluntary Surrender in Lieu of Disciplinary Proceedings was mailed by certified mail, return receipt requested, on the 15 day of April, 2010 to:

Brian E. Blackburn
17005 Crest Valley
Edmond, Oklahoma 73012

7009 2820 0001 5683 5532

and that copies were mailed by first class mail to:

Donald H. Justice, Hearing Panel Officer
P.O. Box 988
Watonga, Oklahoma 73772

Carl S. Schneider, Hearing Panel Officer
6737 S. Peoria, Suite B114
Tulsa, Oklahoma 74136

Jay "Pat" McGlamery, Hearing Panel Officer
P.O. Box 368
Muskogee, Oklahoma 74402

OFFICE OF THE ATTORNEY GENERAL
Attn: Bryan Neal
313 N.E. 21st Street
Oklahoma City, OK 73105

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4800 North Lincoln Blvd.
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4408 N.W. 16th Place
Oklahoma City, Oklahoma 73107



Christine M. McEntire



STATE OF OKLAHOMA
REAL ESTATE APPRAISER BOARD
Post Office Box 53408
Oklahoma City, Oklahoma 73152-3408

**AFFIDAVIT OF VOLUNTARY SURRENDER OF APPRAISER CREDENTIAL
IN LIEU OF DISCIPLINARY PROCEEDINGS**

I, Brian Blackburn, being of lawful age, swear and affirm under penalty of perjury, that:
(Print full name of individual surrendering credential)

1. I hold an appraiser credential as a (check the appropriate box and enter certificate or license number):

- Trainee Appraiser, credential # 90756TRA; OR
- State Licensad Appraiser, credential # _____; OR
- Certified Residential Appraiser, credential # _____; OR
- Certified General Appraiser, credential # _____

2. I desire to surrender my appraisal credential.

3. I am freely and voluntarily surrendering my appraisal credential.

4. In surrendering my credential, I am not subject to any duress or coercion.

5. I am aware that following grievance(s), investigation(s), and/or board complaint(s) are pending against me (please enter grievance, complaint, and/or control number(s); if there are more than 10 pending matters, complete another affidavit):

- 1. 09-032 2. 09-050 3. _____

6. The contents of the above grievance(s), investigation(s), and/or board complaint(s) and the contents of any investigative or disciplinary files of the above pending grievance(s), investigation(s), and/or board complaint(s) are incorporated herein by reference.

7. I am aware that the allegations set forth in the above pending grievance(s), investigation(s), and/or board complaint(s), if proven, would constitute violations of the Oklahoma Real Estate Appraiser Act and/or the rules promulgated pursuant thereto, for which I could subject to be discipline by the Board, up to and including revocation of my appraiser credential.

8. I am fully aware of my rights to contest the allegations pending against me. These rights include: representation by an attorney at my own expense; the right to a public hearing on any charges or allegations filed; the right to confront and cross-examine witnesses called to testify against me; the right to present evidence on my own behalf; the right to compulsory process to secure attendance of such witnesses; the right to testify on my own behalf; the right to receive written findings of fact and conclusions of law supporting the decision on the merits of a complaint and the right to obtain judicial review of the Board's decision. In exchange for the Board's acceptance of the surrender of my appraiser credential, I voluntarily waive all of these rights.

- 9. I am aware that surrender of my credential shall not become effective until it has been approved by a majority of the Board.
- 10 I acknowledge this affidavit shall be presented to the Board with a recommendation from Board staff at the next available scheduled meeting of the Board.
- 11. I understand that the Board is free to accept or reject my surrender of my credential and, if rejected by the Board, a formal disciplinary hearing on the above pending matters may be held.
- 12. I understand that if the surrender is not accepted by the Board, it shall be regarded as null and void. Any admissions I make in this affidavit will not be regarded as evidence against me in the subsequent disciplinary hearing. I will be free to defend myself and no inferences will be made from my willingness to submit this affidavit.
- 13. I understand and agree that neither the presentation of this affidavit nor the Board's consideration of this affidavit will be deemed to have unfairly or illegally prejudiced the Board or its individual members and therefore will not be grounds for precluding the Board or any individual Board member from further participation in proceedings related to the matters set forth in this affidavit.
- 14. I understand and agree that should the Board accept my surrender of my appraiser credential that:
 - I cannot be identified as a Trainee, State Licensed, State Certified Residential or State Certified General Appraiser;
 - All reference(s) to certification/licensure must be immediately removed from all letterheads, business cards, appraisal report covers and other printed materials under my reasonable control; and
- 15. My real estate appraiser credential and pocket card are attached hereto.
- 16. I understand and agree that should the Board accept my surrender of my appraiser credential, I cannot and will not apply for reinstatement for a period of at least five (5) years.
- 17. I further state that (check one):
 - I do not hold a license, certificate or credential as an appraiser in another jurisdiction.
 - I do hold a license, certificate or credential as an appraiser in the following Jurisdiction(s) (LIST ALL JURISDICTIONS):

_____ Jurisdiction and Certificate or License Number	_____ Jurisdiction and Certificate or License Number
_____ Jurisdiction and Certificate or License Number	_____ Jurisdiction and Certificate or License Number

FURTHER AFFIANT SAYETH NOT.

Signed: *[Signature]*
(Signature of individual surrendering credential)

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) ss.

Subscribed and sworn to before me this 18 day of February, 2010

My Commission expires: 8/24/13

Notary Public
BARBARA S. GUSKIN
My Commission Number 09007061
State of Oklahoma
Commission # 09007061 Expires 08/24/13