

4. That the Board requested additional information from Ms. Spraker and when providing the subsequent information Ms. Spraker failed to report that she had a later conviction for uttering a forged instrument, Tulsa County case number CF-05-4936.

5. That after investigation, the Prosecutor is satisfied that this was a legitimate oversight based on a misunderstanding of the legal procedure involved, not an attempt to mislead or defraud the Board.

AGREED CONCLUSIONS OF LAW

1. That the Oklahoma Real Estate Appraiser Board has jurisdiction of this cause pursuant to Oklahoma law as set forth at Title 59 of the Oklahoma Statutes, Sections 858-701 et seq. and the Rules of the Real Estate Appraiser Board at OAC 600:10-1-1 et seq.

2. That the Respondent was properly notified of the complaint and of her right to counsel and that Gretchen Spraker hereby expressly waives her right to counsel.

3. That the Respondent hereby expressly waives any objections to the timeliness of the notification of the complaint, the specificity of the charge, and the procedures of the Board.

4. That the Findings of Fact stipulated to by the Respondent constitute a violation of the Statutes and Rules Governing Real Estate Appraisers, specifically: 59 O.S. § 858-723(C)(4).

CONSENT AGREEMENT

The Respondent, by affixing her signature hereto, acknowledges that:

1. Respondent has been advised to of her right to seek the advice of counsel prior to signing this document, and

2. That Respondent possesses the following rights among others:

- a. the right to a formal fact finding hearing before a disciplinary panel of the Board;
 - b. the right to a reasonable notice of said hearing;
 - c. the right to be represented by counsel;
 - d. the right to compel the testimony of witnesses;
 - e. the right to cross-examine witnesses against her; and
 - f. the right to obtain judicial review of the final decision of the Board.
3. The Respondent stipulates to the facts as set forth above and specifically waives her right to contest these findings in any subsequent proceedings before the Board and to appeal this matter to the District Court.
4. The Respondent consents to the entry of this Order affecting her professional practice of real estate appraising in the State of Oklahoma.

ORDER

WHEREFORE, on the basis of the foregoing Findings of Fact and Conclusions of Law:

1. Respondent Gretchen Spraker hereby agrees that she will, within thirty (30) days of receipt of a fully executed copy of this Consent Order, remit to the administrative office of the Board a fine in the amount of five hundred dollars (\$500.00).

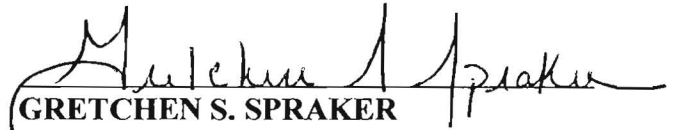
DISCLOSURE

Pursuant to the Oklahoma Open Records Act, 51 O.S. § 24-A.1 – 24A.21, the signed original of this Consent Order shall remain in the custody of the Board as a public record and shall be made available for public inspection and copying upon request.

FUTURE VIOLATIONS

In the event the Respondent fails to comply with any of the terms and conditions of this Consent Order, the Board reserves the right to prosecute Respondent for the violations contained in the Formal Complaint as well as any further actions.

RESPONDENT:


GRETCHEN S. SPRAKER
September 21, 2007
DATE

CERTIFICATION OF BOARD PROSECUTING ATTORNEY

I believe this Consent Order to be in the best interests of the Oklahoma Real Estate Appraiser Board, the State of Oklahoma and the Respondent with regard to the violations alleged in the formal Complaint.


SUE WYCOFF OBA #9931
Board Prosecutor
Real Estate Appraiser Board
2401 NW 23rd Street, Suite 28
Oklahoma City OK 73152

Sept 24, 2007
DATE

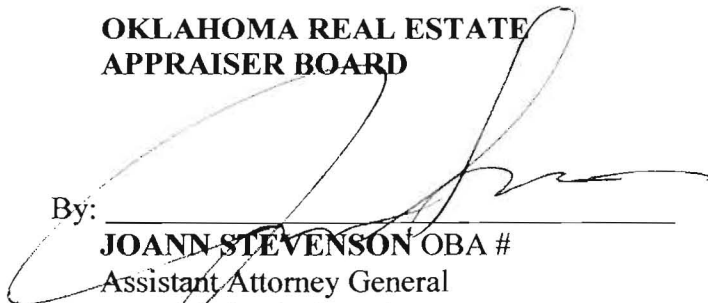
IT IS SO ORDERED on this 9th day of October, 2007.




KIM HOLLAND, Chairwoman
Real Estate Appraiser Board

**OKLAHOMA REAL ESTATE
APPRAISER BOARD**

By: _____


JOANN STEVENSON OBA #
Assistant Attorney General
Attorney for the Board
2401 NW 23rd. Street, Suite 28
Oklahoma City, OK 73152

CERTIFICATE OF MAILING

I, Christine McEntire hereby certify that a true and correct copy of the above and foregoing Consent Order was mailed postage prepaid by certified mail with return receipt requested on this 10 day of October 2007 to:

Gretchen Spraker
10914 E. 4th Place
Tulsa, Oklahoma 74128

Certified Mail Receipt
7001 0320 0004 0179 6150

and that copies were mailed to:

OFFICE OF THE ATTORNEY GENERAL

Attn: Joann Stevenson
313 N.E. 21st Street
Oklahoma City, OK 73105

MOORE & VERNIER

Attn: Sue Wycoff
301 N.W. 63rd Street, Suite 550
Oklahoma City, OK 73116


Christine M. McEntire