

**BEFORE THE REAL ESTATE APPRAISER BOARD
STATE OF OKLAHOMA**

In the Matter of DARLA EDWARDS and)	
DALE KEELE,)	Complaint #08-056
)	
Respondents.)	

CONSENT ORDER FOR RESPONDENT DALE KEELE

COMES NOW the Oklahoma Real Estate Appraiser Board ("OREAB"), by and through the Prosecuting Attorney, Stephen McCaleb, and the Respondent DALE KEELE, represented by himself, and enter into this Consent Order in lieu of a formal administrative hearing pursuant to Oklahoma Statutes Title 59 §858-700, et seq. and Oklahoma Administrative Code 600:10-1-1, et seq.

AGREED FINDINGS OF FACT

1. That Respondent DALE KEELE ("Respondent" or "KEELE") is a Certified General Appraiser in the State of Oklahoma, holding credential number 10594CGA, and was first licensed with the Oklahoma Real Estate Appraiser Board on September 11, 1992.
2. That KEELE was Darla Edwards supervisor at the time of the events subject to this order.
3. Respondents in this matter completed an appraisal report with an effective date of July 3, 2008, for a parcel of property located at 29351 E. 19th Street, Broken Arrow, Oklahoma.
4. Said report indicates that KEELE inspected the interior and exterior of the property and that he signed the report on or about JUNE 27, 2008.
5. Said appraisal states in the appraiser's signed certification that the appraiser's analyses, opinions and conclusions were developed and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice ("USPAP").
6. However, KEELE did not inspect the interior and exterior of the property and was unaware that his electronic signature was placed on the report.

7. KEELE allowed his electronic signature to be used outside of his sole personalized control of affixing his signature.

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 Respondent was properly notified of the complaint and of his right to counsel.

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

4. Respondent agrees that should this matter be presented to the Board's duly appointed hearing panel, violations of the Oklahoma Real Estate Appraisers Act could be found.

5. That Respondent has violated 59 O.S. § 858-723(C)(6) through 59 O.S. §858-726, in that Respondent violated, contrary to the restrictions provided in the Uniform Standards of Professional Appraisal Practice definition of signature, allowed his electronic signature to be used outside of his sole personalized control.

CONSENT AGREEMENT

The Respondent, by affixing his signature hereto, acknowledges:

1. That Respondent has been advised 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 him; 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 his 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 his professional practice of real estate appraising in the State of Oklahoma.

5. The Respondent agrees and consents that this Consent Order shall not be used by him for purposes of defending any other action initiated by the Board regardless of the date of the appraisal.

ORDER

WHEREFORE, on the basis of the foregoing Agreed Findings of Fact and Agreed Conclusions of Law, it is ordered that:

1. Respondent, DALE KEELE, is barred from acting in a supervisory capacity for trainee licensees as licensed by the Oklahoma Real Estate Appraiser Board.

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, Respondent will be suspended immediately until said terms and conditions are met.

RESPONDENT:

Dale Keele
DALE KEELE

8/3/2009
DATE

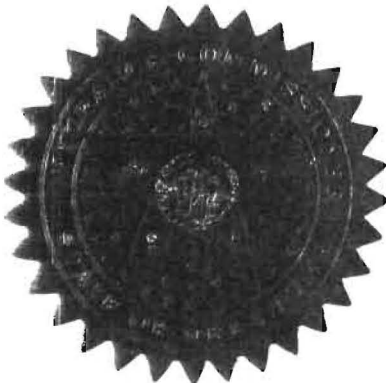
CERTIFICATE OF BOARD PROSECUTING ATTORNEY

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.

Stephen McCaleb
STEPHEN MCCALED, OBA #15649
Board Prosecutor
2401 NW 23rd Street, Suite 28
Oklahoma City, Oklahoma 73152

[Signature]
DATE

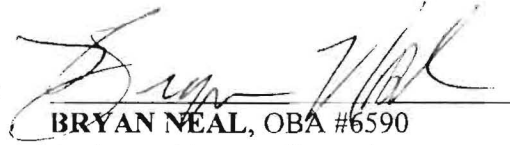
IT IS SO ORDERED on this 7th day of August, 2009.



Kim Holland
KIM HOLLAND, Chairwoman
Real Estate Appraiser Board

**OKLAHOMA REAL ESTATE
APPRAISER BOARD**

By:

A handwritten signature in dark ink, appearing to read "Bryan Neal", is written over a horizontal line.

BRYAN NEAL, OBA #6590

Assistant Attorney General

Attorney for the Board

2401 NW 23rd Street, Suite 28

Oklahoma City, Oklahoma 73152

CERTIFICATE OF MAILING

I, Christine McEntire, hereby certify that a true and correct copy of the above and foregoing **Consent Order for Respondent Dale Keele** was sent by Certified Mail, Return receipt Requested on this 21st day of August, 2009 to:

DALE KEELE

726 South Birch Place
Broken Arrow, Oklahoma 74012

7008 3230 0000 8455 2724

and by First Class Mail to:

DARLA EDWARDS

121 North Broadway
Coweta, Oklahoma 74429

OFFICE OF THE ATTORNEY GENERAL

Attn: Bryan Neal
313 N.E. 21st Street
Oklahoma City, Oklahoma 73105

DERRYBERRY & NAIFEH, LLP

Attn: Stephen McCaleb
4800 North Lincoln Blvd.
Oklahoma City, Oklahoma 73105

Janet Bray

20725 Highway 550, Lot 1A
Ridgeway, Colorado 81432


Christine McEntire