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REAL ESTATE AGENCY  
BEFORE THE REAL ESTATE COMMISSIONER

In the Matter of the Unlicensed Professional  
Real Estate Activity of  
  
BRYCE HANSEN

STIPULATED FINAL ORDER

The Oregon Real Estate Agency (OREA) and Bryce Hansen (Hansen) do hereby agree and stipulate to the following:

FINDINGS OF FACT  
&  
CONCLUSIONS OF LAW

1.

1.1 At all times mentioned herein, Hansen was not licensed to conduct professional real estate activity in Oregon.

1.2 On December 6, 2012, the OREA received correspondence from Judge Steven E Grasty (Grasty), of Harney County, Oregon, concerning online foreclosure auction sale of vacant land, commonly known as Beatys Butte Ranch, in Harney County. Grasty noted that the land auction was being conducted by Hansen & Young Auctioneers, Inc. (Hansen & Young).

1.3 Hansen & Young is not a registered business name with the OREA to conduct real estate activity within the State of Oregon.

1.4 Hansen signed the listing agreement as the auction company, Hanson & Young, representative, advertised the Beatys Butte Ranch property, communicated with potential buyers and negotiated the sales price of the property.

**Violation:** ORS 696.020(2) 2011 Edition, which states an individual may not engage in, carry on, advertise or purport to engage in or carry on professional real estate activity, or

1 act in the capacity of a real estate licensee, within this state unless the individual holds an  
2 active license as provided for in this chapter.

3 **STIPULATION & WAIVER**

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

14 I hereby agree and stipulate to the above findings of fact and conclusions of law and  
15 understand that the order which follows hereafter may be completed and signed by the Real  
16 Estate Commissioner or may be rejected by the Real Estate Commissioner, in which case an  
17 amended notice of intent may be issued in this matter.

18 **ORDER**

19 IT IS HEREBY ORDERED that, pursuant to ORS 696.397, Hansen immediately cease  
20 and desist from engaging in any professional real estate activity as defined in ORS  
21 696.010(14)(a) to (n) unless Hansen first obtains a real estate license from the OREA. In  
22 addition, pursuant to ORS 696.990 and based upon the violation set forth above, Hansen pay  
23 a civil penalty in the sum of \$500, said penalty to be paid to the General Fund of the State  
24 Treasury by paying the same to OREA.

25 ///

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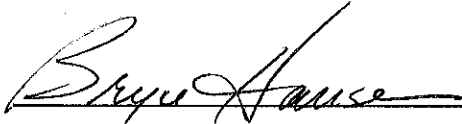
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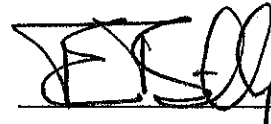
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IT IS SO STIPULATED:



BRYCE HANSEN

IT IS SO ORDERED:



GENE BENTLEY

Real Estate Commissioner

Date 7-19-13

Date 7.31.13

DATE of service: 8/1/13