

REAL ESTATE AGENCY  
BEFORE THE REAL ESTATE COMMISSIONER

In the Matter of the Unlicensed Professional  
Real Estate Activity of  
CONSTANCE GRAVESTOCK

STIPULATED FINAL ORDER AND ORDER  
TO CEASE AND DESIST

The Oregon Real Estate Agency (Agency) and Constance Gravestock (Gravestock) do hereby agree and stipulate to the following:

FINDINGS OF FACT, STATEMENTS OF LAW  
AND  
CONCLUSIONS OF LAW

1.

In establishing the violations set forth herein, the Agency may rely on one or more of the definitions contained in ORS 696.010.

**First Findings of Fact:**

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

1.2 On December 21, 2021, the Agency received a complaint from Dana Donovan (Donovan) against Gravestock. The Agency opened an investigation.

1.3 Starting in November 2021, Gravestock began managing the property located at 2236 3<sup>rd</sup> St., Malin, OR (subject property) on behalf of property owner Hanu Mantha Patlola (Patlola).

1.4 Gravestock assisted with collecting rent two times and deposited the checks into Patlola's bank account. Patlola paid her \$100 a week for her to assist with the property. Gravestock stopped managing after she found it was a problem.

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1 **First Statement of Law:** ORS 696.020(2) states an individual may not engage in, carry  
2 on, advertise or purport to engage in or carry on professional real estate activity, or act in the  
3 capacity of a real estate licensee, within this state unless the individual holds an active license  
4 as provided for in this chapter. ORS 696.010(17)(h) defines professional real estate activity  
5 as any of the following actions, when engaged in for another and for compensation or with the  
6 intention or in the expectation or upon the promise of receiving or collecting compensation, by  
7 any person who: (h) engages in management of rental real estate. ORS 696.010(14) defines  
8 management of rental real estate activity.

9 ORS 696.990(4)(a) and (b) states: (4) Any person that violates ORS 696.020(2) may be  
10 required by the Real Estate Commissioner to forfeit and pay to the General Fund of the State  
11 Treasury a civil penalty in an amount determined by the commissioner of:

12 (a) Not less than \$100 nor more than \$500 for the first offense of unlicensed professional real  
13 estate activity; and (b) Not less than \$500 nor more than \$1,000 for the second and  
14 subsequent offenses of unlicensed professional real estate activity.

15 **First Conclusion of Law:** By collecting rent twice for the owner of the subject  
16 property, for compensation of \$100.00 a week, without a license, Gravestock engaged in  
17 professional real estate activity as described in ORS 696.010(17)(h), which is a violation of  
18 ORS 696.020(2) (2021 Edition). Gravestock is subject to a civil penalty under ORS  
19 696.990(4)(a)(b) (2021 Edition).

20 2.

21 According to ORS 696.775, the lapsing, expiration, revocation or suspension of a real  
22 estate license, whether by operation of law, order of the Real Estate Commissioner or decision  
23 of a court of law, or the inactive status of the license, or voluntary surrender of the license by  
24 the real estate licensee does not deprive the commissioner of jurisdiction to: (1) proceed with  
25 an investigation of the licensee; (2) conduct disciplinary proceedings relating to the licensee;  
26 (3) take action against a licensee, including assessment of a civil penalty against the licensee  
27 for a violation of ORS 696.020(2); or (4) revise or render null and void an order suspending or  
28 revoking a license.

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1 3.

2 The Agency reserves the right to investigate and pursue additional complaints that may  
3 be received in the future regarding this individual.

4 4.

5 STIPULATION AND WAIVER

6 I, Constance Gravestock, have read and reviewed this Stipulated Final Order and its  
7 Findings of Fact, Statements of Law and Conclusions of Law. I understand that the Findings  
8 of Fact, Conclusions of Law and this Stipulation and Waiver of Hearing rights embody the full  
9 and complete agreement and stipulation between the Agency and me. I further understand  
10 that if I do not agree with this stipulation I have the right to request a Hearing on this matter  
11 and to be represented by legal counsel at such a Hearing. I also understand that any Hearing  
12 would be conducted in accordance with the procedures set forth in ORS Chapter 183 and in  
13 accordance with the Rules of Practice and Procedure adopted by the Attorney General of the  
14 State of Oregon. By signing this Stipulated Final Order I freely and voluntarily waive my rights  
15 to a Hearing, to representation by legal counsel at such a Hearing, and to judicial review of this  
16 matter.

17 I hereby agree and stipulate to the above Findings of Fact and Conclusions of Law and  
18 understand that the Order which follows hereafter, which I have also read and understand,  
19 may be completed and signed by the Real Estate Commissioner or may be rejected by the  
20 Real Estate Commissioner. I further understand that, in accordance with the provisions of  
21 ORS 696.445(3), notice of this Order shall be published in the Oregon Real Estate News  
22 Journal.

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1 In addition to all of the above, I agree that once the Commissioner executes this  
2 Stipulated Final Order, I will accept service of the Stipulated Final Order by email, and hereby  
3 waive the right to challenge the validity of service.

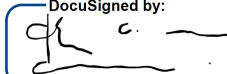
4 ORDER

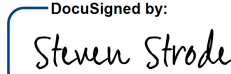
5 IT IS HEREBY ORDERED that, pursuant to ORS 696.397, Gravestock immediately  
6 cease and desist from engaging in any professional real estate activity as defined in ORS  
7 696.010(17)(a) to (n) (2021 Edition) unless Gravestock first obtains a real estate license from  
8 the Agency. The Commissioner's authority for this order is under ORS 696.397.

9 IT IS FURTHER ORDERED that, pursuant to ORS 696.990 and based upon the  
10 violation set forth above, Gravestock pay a civil penalty in the sum of \$600.00, said penalty to  
11 be paid to the General Fund of the State Treasury by paying the same to the Agency.

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13 IT IS SO STIPULATED:

IT IS SO ORDERED:

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17 CONSTANCE GRAVESTOCK

STEVEN STRODE

Real Estate Commissioner

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19 Date 3/31/2022 | 10:00 AM PDT

Date 4/7/2022 | 7:43 AM PDT

Date of Service: 04/07/2022