

In the Matter of the Real Estate License of

HEATHER CAMPBELL YOUNG

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STIPULATED FINAL ORDER

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1.4 Young further wrote that her actions were “entirely inappropriate” and she wanted to take full responsibility.

1 1.5 Rahsaan provided the Agency with a list of ten classes which he produced
2 certificates for on April 29, 2024, but that Young did not take. A review of Young's renewal
3 showed the same ten classes as those provided by Rahsaan that she attested she had
4 completed online.

5 1.6 In an interview with Agency Investigator Aaron Grimes (Grimes), Rahsaan
6 explained that 80 percent of the continuing education classes are not offered online, they are
7 in-person classes.

8 1.7 In a review of all of the continuing education classes Young listed on her
9 renewal, many were listed as being completed on the same day, even though Rahsaan
10 confirmed to Grimes that those classes were offered at the same time, but in different
11 locations.

12 1.8 Young explained to Grimes that when she was focused on getting credit hours,
13 she wasn't necessarily trying to learn anything. Young said her focus was on cramming in
14 classes by the end of the renewal month. Young further explained that she was taking classes
15 on her phone while driving. She was able to take one class on one device, and a second class
16 on her phone.

17 1.9 Grimes interviewed Chris Young, who explained that he spoke with Schutzler
18 regarding Young's upcoming renewal, and Schutzler said she could help. Chris Young told
19 Grimes that First American Title had taken action against him as a result of helping his wife,
20 and he was given a reprimand.

21 1.10 Counsel for First American Title explained that Rahsaan is now the only one that
22 can approve the classes and is able to have oversight that someone took a course.

23 **(1) Conclusion of Law:** Young submitted continuing education credit hours on her renewal
24 application, that she did not take. This is Grounds for Discipline per ORS 696.301(3) as it
25 incorporates ORS 696.301(14) 2023 Edition.

26 **(2) Conclusion of Law:** By falsely certifying that she completed the required continuing
27 education courses, Young violated ORS 696.301(3) and its implementing rule OAR 863-020-
28 0010(2)(a)(5) 1/1/2024 Edition.

29 1.11 All of the above demonstrates conduct that is below the standard of care for the
30 practice of professional real estate activity in Oregon.

(3) Conclusion of Law: Based on the foregoing, Licensee is subject to discipline under ORS 696.301 (15) (2023 Edition).

2.

2.1 The foregoing violations are grounds for discipline pursuant to ORS 696.301.

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

2.3 In establishing the violations alleged above, the Agency may rely on one or more of the definitions contained in ORS 696.010.

3.

STIPULATION AND WAIVER

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

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

In addition to all of the above, I agree that once the Commissioner executes this

1 Stipulated Final Order, I will accept service of the Stipulated Final Order by email, and hereby
2 waive the right to challenge the validity of service.

3 ORDER

4 IT IS HEREBY ORDERED that Heather Young's broker license be revoked.

7 IT IS SO STIPULATED:

9 Signed by:

10 

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HEATHER CAMPBELL YOUNG

13 Date 8/14/2025 | 6:06 AM PDT

IT IS SO ORDERED:

Signed by:



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STEVEN STRODE

Real Estate Commissioner

Date 8/14/2025 | 8:37 AM PDT

Date of Service: 8/14/2025

