

1 REAL ESTATE AGENCY  
2 OREGON THE REAL ESTATE COMMISSIONER  
3

4 in the Matter of Poker License of

5  
6 PATRICIA L. ORDWAY

7 } STIPULATED FINAL ORDER  
8  
9

10 The Oregon State Agency (OREA) and Patricia L. Ordway (Ordway) do hereby  
11 agree and stipulate the following:

12 FINDINGS OF FACT

13 Ordway was a Principal Broker with Kamali Sotheby's International Realty  
14 when her license expired April 1, 2015. Ordway renewed her license on May 22, 2015.  
15 After renewing her Broker license, Ordway failed to become re-associated with a  
16 registered business and her Principal Broker license inactive. Ordway stated she contacted  
17 her Principal Broker, Farzahn Kamali, to associate her license on May 22, 2015.  
18 However, after her 2015, request no additional steps were taken by Ordway to verify  
19 that her license was associated and active.

20 On August 18, 2015, Ordway paid a \$75.00 fee to reactivate her license and was  
21 associated with Sotheby's International Realty. During the time Ordway's license was  
22 expired and inactive, 2015 to August 18, 2015, 140 days, Ordway continued  
23 conducting professional real estate activity as if actively licensed.

24 CONCLUSION OF LAW

25 By conducting professional real estate activity over the course of 140 days after  
26 Ordway's license expired before reactivating it, Ordway violated ORS 696.020(2) and is  
27 subject to disciplinary penalty pursuant to ORS 696.990(4) and (9).

28 STIPULATION & WAIVER

29 I have reviewed the above findings of fact and conclusions of law which have  
30 been submitted to OREA and further, the order which follows hereafter. I understand  
that the findings, conclusions of law and this stipulation and waiver embody the full and

1 complete agreement and stipulation between OREA and me. I further understand that if I do  
2 not agree with this stipulation I have the right to request a hearing on this matter and to be  
3 represented by legal counsel at such a hearing. Hearings are conducted in accordance with  
4 the procedures set forth in ORS Chapter 183 and in accordance with the Rules of Practice and  
5 Procedure adopted by the Attorney General of the State of Oregon. I freely and voluntarily  
6 waive my rights to a hearing, to representation by legal counsel at such a hearing, and to  
7 judicial review of this matter.

8 I hereby agree and stipulate to the above findings of fact and conclusions of law and  
9 understand that the order which follows hereafter may be completed and signed by the Real  
10 Estate Commissioner or may be rejected by the Real Estate Commissioner, in which case an  
11 amended notice of intent may be issued in this matter. I understand that, in accordance with  
12 the provisions of ORS 696.445(3), notice of this order shall be published in the Oregon Real  
13 Estate News Journal.

14 ORDER

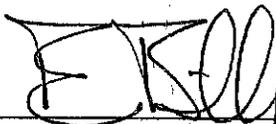
15 IT IS HEREBY ORDERED that pursuant to ORS 696.990(1) to (9) and based upon the  
16 violation set forth above, Ordway pay a civil penalty in the sum of \$1,600.00, said penalty to be  
17 paid to the General Fund of the State Treasury by paying the same to the OREA. The civil  
18 penalty is computed in accordance with ORS 696.990(4) and (9) in that each 30-day period of  
19 unlicensed activity is considered one violation. In this instance, there were 4 30-day periods of  
20 unlicensed activity.

21  
22 IT IS SO STIPULATED:

23  
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25   
26 PATRICIA L. ORDWAY

27  
28 Date December 21, 2015

29  
30 IT IS SO ORDERED:

  
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GENE BENTLEY  
Real Estate Commissioner

Date 1.11.16

DATE of service: 1-11-2016