

1 OREGON REAL ESTATE AGENCY
2 BEFORE THE REAL ESTATE COMMISSIONER
3

4 In the Matter of the Real Estate License of)

5
6 SCOTT BUTH

7) STIPULATED FINAL ORDER
8
9

10 The Real Estate Agency (OREA) and Scott Buth (Buth) do hereby agree and stipulate
11 to the following:

12 FINDINGS OF FACT

13 Prior to June 1, 2011, Buth was licensed as a broker with Commercial Realty Advisors
14 Northwest, LLC. Buth's license expired on May 31, 2011 and was not renewed until December
15 19, 2011. During the time Buth's license was expired, from June 1, 2011 through December
16 18, 2011, Buth continued conducting professional real estate activity as if actively licensed.

17 CONCLUSION OF LAW

18 By conducting professional real estate activity over the course of 203 days after his
19 license expired and before reactivating it, Buth violated ORS 696.020(2) (2011 Edition) and is
20 subject to discipline or civil penalty pursuant to ORS 696.990(4)and(9) (2011 Edition).

21 STIPULATION & WAIVER

22 I have read and reviewed the above findings of fact and conclusions of law which have
23 been submitted to me by OREA and further, the order which follows hereafter. I understand
24 that the findings of fact, conclusions of law and this stipulation and waiver embody the full and
25 complete agreement and stipulation between OREA and me. I further understand that if I do
26 not agree with this stipulation I have the right to request a hearing on this matter and to be
27 represented by legal counsel at such a hearing. Hearings are conducted in accordance with
28 the procedures set forth in ORS Chapter 183 and in accordance with the Rules of Practice and
29 Procedure adopted by the Attorney General of the State of Oregon. I freely and voluntarily
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1 waive my rights to a hearing, to representation by legal counsel at such a hearing, and to
2 judicial review of this matter.

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

9 ORDER

10 IT IS HEREBY ORDERED that pursuant to ORS 696.990(1) to (9) and based upon the
11 violation set forth above, Butth pay a civil penalty in the sum of \$600, said penalty to be paid to
12 the General Fund of the State Treasury by paying the same to the OREA. The civil penalty is
13 computed in accordance with ORS 696.990(4) and (9) in that each 30-day period of unlicensed
14 activity is considered one violation, which would allow a penalty range of \$2,600 to \$5,500.
15 Given the extenuating, mitigating circumstances due to a death in your family during this time,
16 OREA has agreed to a civil penalty of \$100 for each 30-day time period of unlicensed activity.

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18 IT IS SO STIPULATED:

IT IS SO ORDERED:

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21 



22 SCOTT BUTH

GENE BENTLEY

Real Estate Commissioner

23
24 Date 7-23-12

Date 7-30-12

25
26 DATE of service: 7-30-12