

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

4 In the Matter of the Real Estate License of )

5  
6 PAUL CAMPBELL )

STIPULATED FINAL ORDER

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9  
10 The Real Estate Agency (OREA) and Paul Campbell (Campbell) do hereby agree and  
11 stipulate to the following:

12 FINDINGS OF FACT  
13 AND  
14 CONCLUSIONS OF LAW

15 1.

16 1.1 At all times mentioned herein, Campbell was licensed as a real estate broker with  
17 Stellar Realty Northwest. Campbell is also licensed in Washington.

18 1.2 On February 21, 2012, OREA received a copy of an investigation report about  
19 Campbell from the Washington Department of Licensing (WDOL) regarding a felony conviction  
20 in Nevada in December of 2011. The subsequent investigation found the following violations.

21 1.3 On April 26, 2011, Campbell was pulled over by the Nevada Highway Patrol, who  
22 discovered 38.36 pounds of marijuana in the trunk of Campbell's rental car. Campbell signed  
23 a plea agreement on October 27, 2011, pleading guilty to possession of a controlled substance  
24 for the purpose of sale. A judgment was entered on December 21, 2011, sentencing Campbell  
25 to a suspended prison sentence of 12-32 months, and placing him on probation for an  
26 "indeterminate period of time not to exceed 24 months." Campbell did not report this  
27 conviction to OREA.

28 **Violations:** OAR 863-<sup>015</sup>105-0175(1)(a), (3) and (4) (9/1/11 Edition), which requires that a  
29 real estate licensee notify the commissioner of any felony or misdemeanor conviction within 20  
30 calendar days after receiving written notification of the adverse judgment, and ORS

1 696.301(11) (2011 Edition), which states that a licensee may be disciplined if they have been  
2 convicted of a felony or misdemeanor substantially related to the licensee's trustworthiness or  
3 competence to engage in professional real estate activity.

4 1.4 In March of 2012, WDOL disciplined Campbell for "unprofessional conduct" due  
5 to the above-referenced conviction and for failure to report the conviction to WDOL within 20  
6 days as required by law. Campbell was given a one year suspension, which is stayed for 3  
7 years if there are no violations, and was fined \$1,000. Campbell did not report this adverse  
8 decision to OREA.

9 **Violation:** OAR 863-105-0175(1)(b), (3) and (4) (9/1/11 Edition), which requires that a  
10 real estate licensee notify the commissioner of any adverse decision resulting from any  
11 administrative proceeding in which the licensee was named as a party within 20 calendar days  
12 after receiving written notification of the adverse judgment.

13 2.

14 OREA reserves the right to investigate and pursue additional complaints that may be  
15 received in the future regarding this licensee.

16 **STIPULATION & WAIVER**

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

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

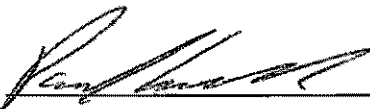
1 the provisions of ORS 696.445(3), notice of this order shall be published in the Oregon Real  
2 Estate News Journal.

3 ORDER

4 IT IS HEREBY ORDERED that Campbell's license be suspended for 30 days,  
5 beginning December 1, 2012.

6  
7 IT IS SO STIPULATED:

IT IS SO ORDERED:

8  
9  
10 



11 PAUL CAMPBELL

GENE BENTLEY

Real Estate Commissioner

12  
13 Date 10/31/2012

Date 11.6.12

14  
15 DATE of service: 11-6-12