

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

4 In the Matter of the Unlicensed Professional)
5 Real Estate Activity of)
6)
7 JEFFREY KNIGHT)
8 _____)

STIPULATED FINAL ORDER

9
10 The Real Estate Agency (OREA) and Jeffrey Knight (Knight) 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, Knight was not licensed to conduct professional
17 real estate activity in Oregon.

18 1.2 On July 21, 2010, OREA received an anonymous complaint alleging that Knight
19 was conducting professional real estate activity through his company, Oregon Land Company,
20 LLC (OLC) without a license. The subsequent investigation found the following violations.

21 1.3 Knight advertised at least 14 properties for sale on the OLC website that were
22 owned by others.

23 1.4 Knight solicited buyers and sellers of real property through the OLC website.

24 **Violations:** ORS 696.020(2) (2009 and 2011 Editions), which states that an individual
25 may not engage in professional real estate activity within this state unless the individual holds
26 an active license.

27 STIPULATION & WAIVER

28 I have read and reviewed the above findings of fact and conclusions of law which have
29 been submitted to me by OREA and further, the order which follows hereafter. I understand
30 that the findings of fact, 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.

12 I further agree that I will immediately cease and desist from engaging in any
13 professional real estate activity as defined in ORS 696.010(15)(a) to (n) unless I first obtain a
14 real estate license from the Real Estate Agency. If I fail to abide by this agreement I will be
15 subject to additional civil penalties and other remedies allowed by law.

16 ORDER

17 IT IS HEREBY ORDERED that, pursuant to ORS 696.990 and based upon the violation
18 set forth above, Knight pay a civil penalty in the sum of \$500, said penalty to be paid to the
19 General Fund of the State Treasury by paying the same to OREA.

20 IT IS FURTHER ORDERED that Knight will immediately cease and desist from
21 engaging in any professional real estate activity as defined in ORS 696.010(15)(a) to (n)
22 unless Knight first obtains a real estate license from the Real Estate Agency.

23
24 IT IS SO STIPULATED:

25 Jeffrey Knight - OLC
26 JEFFREY KNIGHT

27
28 Date 11/21/2012

IT IS SO ORDERED:

25 Gene Bentley
26 GENE BENTLEY

27 Real Estate Commissioner
28 Date 11-29-12

29 DATE of service: 11-29-12
30