

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

4 In the Matter of the Real Estate License of)
5)
6 SUSAN E MILLS) STIPULATED FINAL ORDER
7)
8)

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10 The Real Estate Agency (OREA) and Susan E. Mills (Mills) 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, Mills was licensed as a principal broker with Realty
17 Plus LLC.

18 1.2 On December 27, 2010, OREA received a complaint from Ray Penny (Penny)
19 alleging that Tom Bland (Bland) was conducting unlicensed real estate activity for Realty Plus
20 LLC. The subsequent investigation found the following violations by Mills.

21 1.3 Mills did not verify the accuracy of the information on Realty Plus LLC Listings in
22 the Multiple Listing Service in which Bland was advertised as the contact person for property
23 information and as the property owner.

24 **Violation:** OAR 863-015-0125(2)(b) (2010 Edition), which states that all advertising
25 must be truthful and not deceptive or misleading and ORS 696.301(15) (2009 Edition), which
26 states that a licensee may be disciplined if they engage in any conduct that is below the
27 standard of care for the practice of professional real estate activity in Oregon as established by
28 the community of individuals engaged in the practice of professional real estate activity .

29 1.4 Mills did not sufficiently supervise Bland to prevent him from performing real
30 estate activity.

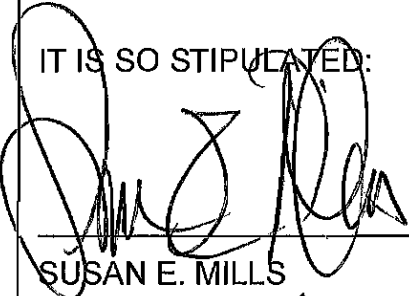
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ORDER

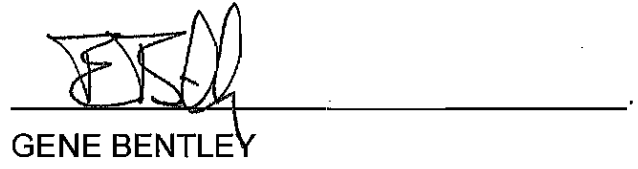
IT IS HEREBY ORDERED that Mills' license be, and hereby is, reprimanded.

IT IS SO STIPULATED:

IT IS SO ORDERED:



SUSAN E. MILLS



GENE BENTLEY

Real Estate Commissioner

Date 1/23/12

Date 7-30-12

DATE of service: 7-30-12