

1 REAL ESTATE AGENCY
2 BEFORE THE REAL ESTATE COMMISSIONER
3

4 In the Matter of the Real Estate License of)
5)
6 SHARLENE L MORTENSEN) STIPULATED FINAL ORDER
7)
8 _____)

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

12 FINDINGS OF FACT
13 AND
14 CONCLUSIONS OF LAW

15 1.

16 1.1 At all times mentioned herein, Mortensen was licensed as a real estate broker
17 with Ribbon Investment Firm.

18 1.2 On March 21, 2011, OREA received a complaint from Brian Heberling
19 (Heberling) against Mortensen alleging that Mortensen had failed to provide him with the
20 tenant's security deposit upon termination of their property management agreement, had paid
21 an unauthorized amount to Mortensen's husband, Mike Mortensen (Mike), without Heberling's
22 permission, and had made false claims that payments had been made for electricity and
23 repairs. The subsequent investigation found the following violations.

24 1.3 Mortensen acted as a property manager for 96 Merton Lane, Manzanita, Oregon,
25 on behalf of Heberling without a signed property management agreement from October 5,
26 2010 to February 10, 2011.

27 **Violation:** OAR 863-025-0020(1) (2010 Edition), which states that a property manager
28 must not engage in the management of rental real estate without a written property
29 management agreement between the owner and the property manager.

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ORDER

IT IS HEREBY ORDERED that Mortensen's real estate broker license be suspended for 30 days, beginning August 1, 2012.

IT IS SO STIPULATED:

IT IS SO ORDERED:

Sharlene L Mortensen

Gene Bentley

SHARLENE L MORTENSEN

GENE BENTLEY

Real Estate Commissioner

Date July 20, 2012

Date 7.23.12

DATE of service: 7-24-12