

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

4 In the Matter of the Real Estate License of

5
6 JIWAN RIPLEY

7
8 } STIPULATED FINAL ORDER
9

10 The Real Estate Agency (OREA) and Jiwan Ripley (Ripley) 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, Ripley was licensed as a principal broker with
17 Realty Plus LLC, except from July 30, 2010 through November 3, 2010, at which time his
18 license was inactive.

19 1.2 On December 27, 2010, OREA received a complaint from Ray Penny (Penny)
20 alleging that Tom Bland (Bland) was conducting unlicensed professional real estate activity
21 while working for Ripley. The subsequent investigation found the following violations.

22 1.3 Ripley signed and/or initialed five documents, including Real Estate Listings and
23 Sale Agreements, Seller's Counter Offer and Addendums to the Sale Agreements, as principal
24 broker while his license was on inactive status.

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

28 1.4 Ripley did not sign a Disclosed Limited Agency Agreements for Buyers and
29 Sellers when representing both in a transaction for property located at 863 W. 15th St, Coquille,
30 Oregon.

