

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

4 In the Matter of the Real Estate License of)
5)
6 RANDY UNGER) STIPULATED FINAL ORDER
7)
8)

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10 The Real Estate Agency (OREA) and Randy Unger (Unger) 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, Unger was licensed as a principal broker with
17 Sierra Real Estate.

18 1.2 On April 18, 2011, OREA received a complaint from Daryll and Susan Keirn
19 regarding their purchase of property located at 114 Sarma Drive, Shady Cove, Oregon. The
20 Keirns alleged that the were not provided a Seller's Property Disclosure Statement until after
21 the close of escrow. The subsequent investigation found the following violation.

22 1.3 Unger failed to provide a copy of the Seller's Property Disclosure Statement to
23 the buyers or the buyer's broker.

24 **Violation:** ORS 696.805(2)(b), which requires that a real estate licensee present all
25 written communications to and from the parties in a timely manner.

26 2.

27 2.1 OREA reserves the right to investigate and pursue additional complaints that
28 may be received in the future regarding this licensee.

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STIPULATION & WAIVER

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

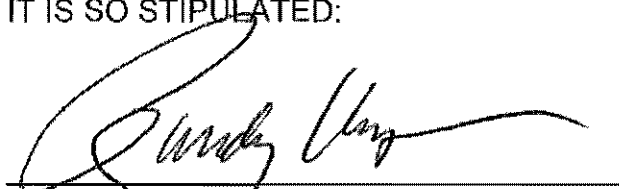
I hereby agree and stipulate to the above findings of fact and conclusions of law and understand that the order which follows hereafter may be completed and signed by the Real Estate Commissioner or may be rejected by the Real Estate Commissioner, in which case an amended notice of intent may be issued in this matter. I understand that, in accordance with the provisions of ORS 696.445(3), notice of this order shall be published in the Oregon Real Estate News Journal.

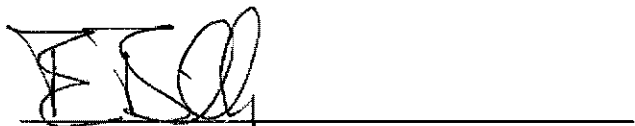
ORDER

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

IT IS SO STIPULATED:

IT IS SO ORDERED:





RANDY UNGER

GENE BENTLEY

Real Estate Commissioner

Date 9/5/12

Date 9.10.12

DATE of service: 9-10-12