

1
2 REAL ESTATE AGENCY
3 BEFORE THE REAL ESTATE COMMISSIONER

4 In the Matter of the Broker's License of

5
6 RANDY COMBEST

7
8 } STIPULATED FINAL ORDER
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10 The Real Estate Agency (OREA) and Randy Combest (Combest) do hereby agree and
11 stipulate to the following:

12 FINDINGS OF FACT

13 Combest was licensed as a Broker with Murphy Business. Combest's license expired
14 on February 1, 2012 and was not renewed until March 12, 2012. During the time Combest's
15 license was expired, February 1, 2012 to March 12, 2012, 41 days, Combest continued
16 conducting professional real estate activity as if actively licensed.

17 CONCLUSION OF LAW

18 By conducting professional real estate activity over the course of 41 days after
19 license expired and before reactivating it, March 12, 2012 violated ORS 696.020(2) and is
20 subject to discipline or civil penalty pursuant to ORS 696.990(4)and(9).

21 STIPULATION & WAIVER

22 I have read and reviewed the above findings of fact and conclusions of law which have
23 been submitted to me by OREA and further, the order which follows hereafter. I understand
24 that the findings of fact, conclusions of law and this stipulation and waiver embody the full and
25 complete agreement and stipulation between OREA and me. I further understand that if I do
26 not agree with this stipulation I have the right to request a hearing on this matter and to be
27 represented by legal counsel at such a hearing. Hearings are conducted in accordance with
28 the procedures set forth in ORS Chapter 183 and in accordance with the Rules of Practice and
29 Procedure adopted by the Attorney General of the State of Oregon. I freely and voluntarily
30

1 waive my rights to a hearing, to representation by legal counsel at such a hearing, and to
2 judicial review of this matter.

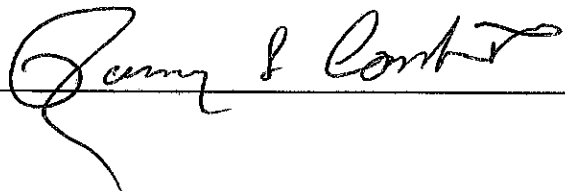
3 I hereby agree and stipulate to the above findings of fact and conclusions of law and
4 understand that the order which follows hereafter may be completed and signed by the Real
5 Estate Commissioner or may be rejected by the Real Estate Commissioner, in which case an
6 amended notice of intent may be issued in this matter. I understand that, in accordance with
7 the provisions of ORS 696.445(3), notice of this order shall be published in the Oregon Real
8 Estate News Journal.
9

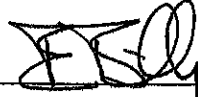
10 ORDER

11 IT IS HEREBY ORDERED that pursuant to ORS 696.990(1) to (9) and based upon the
12 violation set forth above, Combest pay a civil penalty in the sum of \$100.00, said penalty to be
13 paid to the General Fund of the State Treasury by paying the same to the OREA. The civil
14 penalty is computed in accordance with ORS 696.990(4) and (9) in that each 30-day period of
15 unlicensed activity is considered one violation. In this instance, there was 1 30-day period of
16 unlicensed activity.

17 IT IS SO STIPULATED:

18 IT IS SO ORDERED:

19 
20 _____
21
22

23 
24 _____
25 GENE BENTLEY
26 Real Estate Commissioner

27 Date 8-9-2013

28 Date 8-21-13

29 DATE of service: 8/23/13
30