

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

4 In the Matter of the Escrow Agent License of)

5
6 FIRST AMERICAN TITLE COMPANY OF
7 OREGON

STIPULATED FINAL ORDER

8
9
10 The Real Estate Agency (OREA) and First American Title Company of Oregon (First
11 American) do hereby 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, First American was licensed as an escrow agent in
17 Oregon.

18 1.2 On October 1, 2012, OREA received a complaint from Sherrill Lincoln (Lincoln),
19 alleging that that when her clients, Latisha and Jeffrey Rossavik (the Rossaviks), purchased a
20 manufactured home located at 2648 NE 201st Ave., #7, Fairview, Oregon, (subject property), in
21 August of 2011, the title was never transferred into their names. The subsequent investigation
22 found the following violation.

23 1.3 First American failed to record the transfer of title to the purchaser of the subject
24 property in a timely manner.

25 **Violation:** ORS 696.535(1)(h) (2011 Edition), which states that an escrow agent may
26 be disciplined if they fail to deliver within a reasonable time to persons entitled to receive
27 funds, property or documents or other things of value held or agreed to be delivered by the
28 licensee as and when paid for and due to be delivered.

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1 STIPULATION & WAIVER

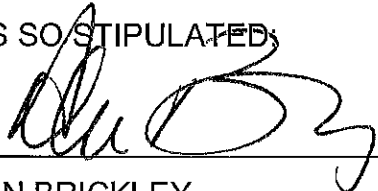
2 I have read and reviewed the above findings of fact and conclusions of law which have
3 been submitted to me by OREA and further, the order which follows hereafter. I understand
4 that the findings of fact, conclusions of law and this stipulation and waiver embody the full and
5 complete agreement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

12 First American hereby agrees and stipulates to the above findings of fact and
13 conclusions of law and understands that the order which follows hereafter may be completed
14 and signed by the Real Estate Commissioner or may be rejected by the Real Estate
15 Commissioner, in which case an amended notice of intent may be issued in this matter. I
16 understand that, in accordance with the provisions of ORS 696.445(3), notice of this order
17 shall be published in the Oregon Real Estate News Journal.

18 ORDER

19 IT IS HEREBY ORDERED that, pursuant to ORS 696.585 and based upon the
20 violation(s) set forth above, First American pay a civil penalty in the sum of \$3,325, said
21 penalty to be paid to the General Fund of the State Treasury by paying the same to the OREA.
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23 IT IS SO STIPULATED:

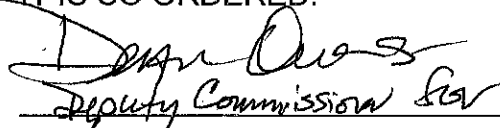
24 By 

25 ALAN BRICKLEY

26 Legal Counsel

27 Date 06/17/2013

23 IT IS SO ORDERED:

24 

25 GENE BENTLEY

26 Real Estate Commissioner

27 Date 6/28/13

28 DATE of service: 6/28/13