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REAL ESTATE AGENCY
BEFORE THE REAL ESTATE COMMISSIONER

In the Matter of the Broker's License of

BENJAMIN FOGELSON

}
} STIPULATED FINAL ORDER
}

The Oregon Real Estate Agency (OREA) and Benjamin Fogelson (Fogelson) do hereby agree and stipulate to the following:

FINDINGS OF FACT

Fogelson was licensed as a broker with Jaeger Real Estate. Fogelson's license expired on April 1, 2012 and was not renewed until July 3, 2012. Fogelson's license was expired from April 1, 2012 to July 2, 2012, 93 days. Based on a written statement from Fogelson, he only continued conducting professional real estate activity as if actively licensed during one 30 day period.

CONCLUSION OF LAW

By conducting professional real estate activity after Fogelson's license expired and before renewing it, Fogelson violated ORS 696.020(2) and is subject to discipline or civil penalty pursuant to ORS 696.990(4) and (9).

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

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.

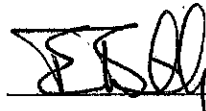
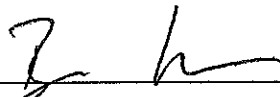
9 ORDER

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

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IT IS SO STIPULATED:

IT IS SO ORDERED:



BENJAMIN FOGELSON

GENE BENTLEY

Real Estate Commissioner

Date 10/27/2013

Date 10.24.13

DATE of service: 10-24-2013