OREGON REAL ESTATE AGENCY BEFORE THE REAL ESTATE COMMISSIONER

In the Matter of the Real Estate License of

DEBORAH HARRISON

STIPULATED FINAL ORDER

The Real Estate Agency (OREA) and Deborah Harrison (Harrison) do hereby agree and stipulate to the following:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1.

- 1.1 At all times mentioned herein, Harrison was licensed as a real estate broker with Re/Max Equity Group.
- 1.2 On January 20, 2012, OREA received a complaint from Russ Newcomer (Newcomer), principal broker for Re/Max Equity Group (Re/Max), alleging that Harrison, while her license was still associated with Re/Max, enlisted the services of Tomas Navarro (Navarro), who's licensed with Keller Williams Realty Professionals (Keller Williams), to coauthor a sales agreement on a property located at 20428 SW Midline Street, Beaverton, OR 97006 (subject property). The subsequent investigation found the following violation.
- 1.3 In early January, 2012, Harrison was preparing to transfer her license to Keller Williams. At the same time, she was contacted by the listing agent of the subject property, Andrea Johnson (Johnson), which one of her long time clients had expressed an interest in submitting an offer on. Johnson informed Harrison that she had received multiple offers on the subject property and that if Harrison's client wanted to make an offer, she would need to do so immediately. In an effort to best serve her client, Harrison contacted Navarro to help her submit the offer that day.

 1.4 Harrison wrote up a sales agreement for the subject property, listing Navarro as the selling agent, on January 11, 2012, at which time she was associated with Re/Max.

Violation: ORS 696.022(2)(a) and ORS 696.301(2) (2011 Edition), which states that a real estate broker may engage in professional real estate activity only if the broker is associated with and supervised by a principal real estate broker, and that a licensee may be disciplined if they represent a principal real estate broker other than the principal real estate broker with whom the real estate broker is associated.

2.

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

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.

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1	ORDER	
2	IT IS HEREBY ORDERED that Harrison's license be, and hereby is, reprimanded.	
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4	IT IS SO STIPULATED:	IT IS SO ORDERED:
5 6	Deparant Harrison	TTAN)
7	DEBORAH HARRISON	GENE BENTLEY
8	, ,	Real Estate Commissioner
9	Date 2 213	Date 3.15.13
10	Date	Date 3.7.19
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