

1 REAL ESTATE AGENCY
2 BEFORE THE REAL ESTATE COMMISSIONER
3

4
5 In the Matter of the Principal Broker's License }
6 of }
7 }
8 THERESA MARIE JAMES }

STIPULATED FINAL ORDER

9
10
11 The Oregon Real Estate Agency (OREA) and Theresa Marie James (James) do hereby
12 agree and stipulate to the following:

13 FINDINGS OF FACT

14 James was licensed as a Principal Broker with Oregon Group Realty, LLC. James'
15 license expired on June 1, 2012 and was not renewed until July 24, 2012. During the time
16 James' license was expired, June 1, 2012 to July 23, 2012, 53 days, James continued
17 conducting professional real estate activity as if actively licensed.

18 CONCLUSION OF LAW

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

22 STIPULATION & WAIVER

23 I have read and reviewed the above findings of fact and conclusions of law which have
24 been submitted to me by OREA and further, the order which follows hereafter. I understand
25 that the findings of fact, conclusions of law and this stipulation and waiver embody the full and
26 complete agreement and stipulation between OREA and me. I further understand that if I do
27 not agree with this stipulation I have the right to request a hearing on this matter and to be
28 represented by legal counsel at such a hearing. Hearings are conducted in accordance with
29 the procedures set forth in ORS Chapter 183 and in accordance with the Rules of Practice and
30 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, James pay a civil penalty in the sum of \$100 , said penalty to be paid
12 to the General Fund of the State Treasury by paying the same to the OREA. The civil penalty
13 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.

16
17 IT IS SO STIPULATED:

IT IS SO ORDERED:

18
19
20 Theresa Marie James



21 THERESA MARIE JAMES

21 GENE BENTLEY

22 Real Estate Commissioner

23 Date 11-21-13

23 Date 12-3-13

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25 DATE of service: 12-3-13
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