

1 REAL ESTATE AGENCY  
2 BEFORE THE REAL ESTATE COMMISSIONER  
3

4  
5 In the Matter of the Broker's License of  
6  
7 JOSEPH KAPPLER  
8

STIPULATED FINAL ORDER

9  
10 The Oregon Real Estate Agency (OREA) and Joseph Kappler (Kappler) do hereby  
11 agree and stipulate to the following:

12 FINDINGS OF FACT

13 Kappler was licensed as a broker with Macadam Forbes, Inc. Kappler's license expired  
14 on July 1, 2012 and was not renewed until August 20, 2012. During the time Kappler's license  
15 was expired, July 1, 2012 to August 19, 2012, 50 days, Kappler continued conducting  
16 professional real estate activity as if actively licensed.

17 CONCLUSION OF LAW

18 By conducting professional real estate activity after Kappler's license expired and before  
19 renewing it, Kappler violated ORS 696.020(2) and is subject to discipline or civil penalty  
20 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.

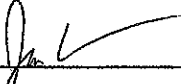
3 I hereby agree and stipulate to the above findings of fact and conclusions of law and  
4 understand that the order which follows hereafter may be completed and signed by the Real  
5 Estate Commissioner or may be rejected by the Real Estate Commissioner, in which case an  
6 amended notice of intent 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 ORDER

10 IT IS HEREBY ORDERED that pursuant to ORS 696.990(1) to (9) and based upon the  
11 violation set forth above, Kappler 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.

16  
17 IT IS SO STIPULATED:

IT IS SO ORDERED:

18  
19  
20   
21 \_\_\_\_\_  
JOSEPH KAPPLER

20   
21 \_\_\_\_\_  
GENE BENTLEY

Real Estate Commissioner

22  
23 Date 10/7/13

Date 10.24.13

24  
25 DATE of service: 10-24-2013  
26  
27  
28  
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