## REAL ESTATE AGENCY BEFORE THE REAL ESTATE COMMISSIONER

In the Matter of the Real Estate License of

SCOTT S MUSSER

STIPULATED FINAL ORDER

The Oregon Real Estate Agency (OREA) and Scott S Musser (Musser) do hereby agree and stipulate to the following:

## FINDINGS OF FACT

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## CONCLUSION OF LAW

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- 1.1 At all times mentioned herein, Musser was licensed as a real estate broker and doing business under the registered business name of Williams & Williams Worldwide Real Estate, LLC (W&W Worldwide).
- 1.2 On December 6, 2012, the OREA received correspondence from Judge Steven E Grasty (Grasty), of Harney County, Oregon, concerning online foreclosure auction sale of vacant land, commonly known as Beatys Butte Ranch, in Harney County. Grasty noted that the land auction was being conducted by Hansen & Young Auctioneers, Inc. (Hansen & Young).
- 1.3 Hansen & Young is not a registered business name with the OREA to conduct real estate activity within the State of Oregon.
- 1.4 Musser was contacted by Bryce Hansen (Hansen), owner of Hansen & Young, requesting help from Musser to market the Beatys Butte Ranch. Musser's contract with W&W Worldwide does not allow him to list properties in Oregon so he put Hansen in contact with Tim Stuart (Stuart), principal real estate broker with Stuart Realty Group, Inc., to list the Beatys Butte Ranch.

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1.5 Musser assisted Stuart in the marketing of the Beatys Butte Ranch, his name was on the sales contracts as being associated with Stuart Realty Group, Inc. and Musser received a portion of the commission directly through escrow instead of the real estate principal broker to whom Musser is associated with.

Violation: ORS 696.301(2) (2011 Edition), which states that the Real Estate Commissioner may reprimand a licensee who accepted compensation from a principal real estate broker other than the principal real estate broker with whom the real estate broker is associated. (2 Counts)

## 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 Musse 	er's real estate license be reprimanded.
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4	IT IS SO STIPULATED:	IT IS SO ORDERED:
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8	SCOTT S MUSSER	GENE BENTLEY
9	agencial a familiar to	Real Estate Commissioner
10	Date	Date
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12	DATE of service: 7-22-13	
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