

1 REAL ESTATE AGENCY  
2 BEFORE THE REAL ESTATE COMMISSIONER  
3

4  
5 In the Matter of the Broker's License of

6  
7 LINDA JEAN DOWNING  
8

STIPULATED FINAL ORDER

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

12 FINDINGS OF FACT

13 Downing was licensed as a Broker with Real Living Today Realty. Downing's license  
14 expired on July 1, 2012 and was not renewed until January 11, 2013. During the time  
15 Downing's license was expired, July 1, 2012 to January 10, 2013, 194 days, Downing  
16 continued conducting professional real estate activity as if actively licensed.

17 CONCLUSION OF LAW

18 By conducting professional real estate activity over the course of 194 days after  
19 Downing's license expired and before renewing it, Downing violated ORS 696.020(2) and is  
20 subject to discipline or civil penalty 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.

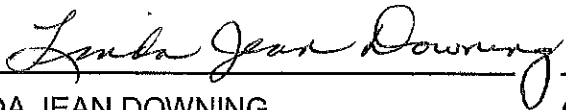
3 I hereby agree and stipulate to the above findings of fact and conclusions of law and  
4 understand that the order which follows hereafter may be completed and signed by the Real  
5 Estate Commissioner or may be rejected by the Real Estate Commissioner, in which case an  
6 amended notice of intent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

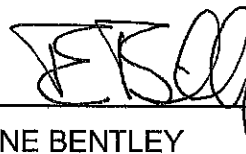
9 ORDER

10 IT IS HEREBY ORDERED that pursuant to ORS 696.990(1) to (9) and based upon the  
11 violation set forth above, Downing pay a civil penalty in the sum of \$2,600.00, said penalty to  
12 be 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 were six 30-day periods  
15 of unlicensed activity.

16  
17 IT IS SO STIPULATED:

IT IS SO ORDERED:

18  
19  
20 



21 LINDA JEAN DOWNING

GENE BENTLEY

Real Estate Commissioner

22  
23 Date 2/12/14

Date 2.19.14

24  
25 DATE of service: 2-20-2014