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REAL ESTATE AGENCY
BEFORE THE REAL ESTATE COMMISSIONER

In the Matter of the Real Estate License of
PHILLIP A. LYELL

STIPULATED FINAL ORDER

The Oregon Real Estate Agency (OREA) and Phillip A. Lyell (Lyell) do hereby agree and stipulate to the following:

FINDINGS OF FACT
&
CONCLUSION OF LAW

1.

1.1 On September 15, 2013, Lyell signed a stipulated final order agreeing to a reprimand and to complete the 150 hour pre-license broker course. According to the order, documentation of course completion was required to be submitted to OREA within 6 months. If the course was not completed and/or documentation was not provided to OREA as required, a 90 day suspension of Lyell's real estate broker license was to be imposed immediately.

1.2 The stipulated order was signed by Gene Bentley, the Real Estate Commissioner on October 3, 2013, and was mailed out to Lyell on October 4, 2013.

1.3 As of April 18, 2014, Lyell had not yet completed the required education.

2.

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

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PL 04/21/2014

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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.

ORDER

IT IS HEREBY ORDERED Lyell is required to complete the 150 hour pre-license broker course, detailed in OAR 863-022-0010.

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ps. 24/21/20

1 IT IS FURTHER ORDERED that Lyell's real estate broker license be suspended,
 2 effective immediately, starting on April 21, 2014. If documentation showing course completion
 3 of the 150 hour broker pre-license course is submitted to the OREA within 30 days from the
 4 date of this order, starting on April 21, 2014, the total duration of the suspension will only be 30
 5 days and the suspension will be removed after the 30 days have passed. However, if the 150
 6 hour pre-license broker course is not completed and/or documentation is not provided to the
 7 OREA within the 30 days from the date of this order, the license suspension will be ongoing
 8 and continuous until the time at which OREA receives documentation showing course
 9 completion for the 150 hour pre-license broker course.

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IT IS SO STIPULATED:

IT IS SO ORDERED:

Phillip A Lyell

Gene Bentley

PHILLIP A. LYELL

GENE BENTLEY

Real Estate Commissioner

Date 04/21/2014

Date 4.21.14

DATE of service: 4-22-2014