

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 GERALD J. NORDAHL
8

STIPULATED FINAL ORDER

9
10 The Oregon Real Estate Agency (OREA) and Gerald J. Nordahl (Nordahl) do hereby
11 agree and stipulate to the following:

12 FINDINGS OF FACT

13 Nordahl was licensed as a Principal Broker conducting professional real estate activity
14 under his licensed name. Nordahl's license expired on March 1, 2012 and was not renewed
15 until January 2, 2013. Based on a settlement conference and a written statement by Nordahl,
16 he conducted professional real estate activity from August 7, 2012 through January 1, 2013.

17 CONCLUSION OF LAW

18 By conducting professional real estate activity over the course of 148 days while
19 Nordahl's license was expired and before renewing it, Nordahl 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, Nordahl pay a civil penalty in the sum of \$1,600.00, 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 were four 30-day periods
15 of unlicensed activity.

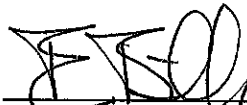
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17 IT IS SO STIPULATED:

IT IS SO ORDERED:

18
19 
20 _____

21 GERALD J. NORDAHL

22
23 Date 2/23/2014

24
25 
26 _____

27 GENE BENTLEY

28 Real Estate Commissioner

29 Date 2-27-14

30
DATE of service: 2-27-2014