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REAL ESTATE AGENCY  
BEFORE THE REAL ESTATE COMMISSIONER

In the Matter of the Broker's License of  
SUSAN SCHMIEDESKAMP

STIPULATED FINAL ORDER

The Oregon Real Estate Agency (OREA) and Susan Schmiedeskamp (Schmiedeskamp) do hereby agree and stipulate to the following:

FINDINGS OF FACT

Schmiedeskamp was licensed as a Broker with Mal & Seitz. Schmiedeskamp's license expired on March 1, 2012 and was not renewed until December 19, 2012. Based on a written statement, Schmiedeskamp continued conducting professional real estate activity from March 2012 through September 2012. During a settlement conference Schmiedeskamp explained mitigating circumstances which allowed the Agency to mitigate the civil penalty down.

CONCLUSION OF LAW

By conducting professional real estate activity after Schmiedeskamp license expired and before renewing it, Schmiedeskamp violated ORS 696.020(2) and is subject to discipline or civil penalty pursuant to ORS 696.990(4) and (9).

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

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, Schmiedeskamp pay a civil penalty in the sum of \$1,550.00, said  
12 penalty to be paid to the General Fund of the State Treasury by paying the same to the OREA.  
13 The civil penalty is computed in accordance with ORS 696.990(4) and (9) in that each 30-day  
14 period of unlicensed activity is considered one violation. In this instance, there were seven 30-  
15 day periods of unlicensed activity.

16  
17 IT IS SO STIPULATED:

IT IS SO ORDERED:

18  
19  
20 Susan Schmiedeskamp

Gene Bentley

21 SUSAN SCHMIEDESKAMP

GENE BENTLEY

Real Estate Commissioner

22  
23 Date 4-18-2014

Date 4.29.14

24  
25 DATE of service: 4-29-14

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