

1 REAL ESTATE AGENCY  
2 BEFORE THE REAL ESTATE COMMISSIONER  
3

4  
5 In the Matter of the Broker's license  
6 of  
7 SARAH KATHLEEN WARD  
8

}  
} STIPULATED FINAL ORDER  
}

9  
10 The Real Estate Agency (OREA) and Sarah Kathleen Ward (Ward) do hereby agree  
11 and stipulate to the following:

12 FINDINGS OF FACT

13 Ward was licensed as a Broker with M Realty LLC. Ward's license expired on  
14 December 1, 2013 and was not renewed until March 15, 2014. During the time Ward's license  
15 was expired, December 1, 2013 to March 14, 2014, 104 days, Ward continued conducting  
16 professional real estate activity as if actively licensed. Through a settlement conference Ward  
17 provided mitigating circumstances which allowed OREA to reduce the civil penalty.

18 CONCLUSION OF LAW

19 By conducting professional real estate activity over the course of 104 days after Ward's  
20 license expired and before renewing it, Ward violated ORS 696.020(2) and is subject to  
21 discipline or civil penalty pursuant to ORS 696.990(4)and(9).

22 STIPULATION & WAIVER

23 I have read and reviewed the above findings of fact and conclusions of law which have  
24 been submitted to me by OREA and further, the order which follows hereafter. I understand  
25 that the findings of fact, conclusions of law and this stipulation and waiver embody the full and  
26 complete agreement and stipulation between OREA and me. I further understand that if I do  
27 not agree with this stipulation I have the right to request a hearing on this matter and to be  
28 represented by legal counsel at such a hearing. Hearings are conducted in accordance with  
29 the procedures set forth in ORS Chapter 183 and in accordance with the Rules of Practice and  
30 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.

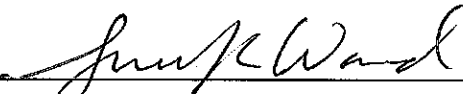
3 I hereby agree and stipulate to the above findings of fact and conclusions of law and  
4 understand that the order which follows hereafter may be completed and signed by the Real  
5 Estate Commissioner or may be rejected by the Real Estate Commissioner, in which case an  
6 amended notice of intent 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, Ward pay a civil penalty in the sum of \$550.00, 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 three 30-day  
15 periods of unlicensed activity.

16  
17 IT IS SO STIPULATED:

IT IS SO ORDERED:

18  
19  
20 



21 SARAH KATHLEEN WARD

GENE BENTLEY

22  
23 Date 7/25/14

Real Estate Commissioner  
Date 7-31-14

24  
25 DATE of service: 7-31-2014  
26  
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