

1
2 REAL ESTATE AGENCY
3 BEFORE THE REAL ESTATE COMMISSIONER

4 In the Matter of Principal Broker License of)

5
6 PATRICIA L. ORDWAY

7) STIPULATED FINAL ORDER
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10 The Oregon Real Estate Agency (OREA) and Patricia L. Ordway (Ordway) do hereby
11 agree and stipulate to the following:

12 FINDINGS OF FACT

13 Ordway was licensed as a Principal Broker with Kamali Sotheby's International Realty
14 when her license expired on April 1, 2015. Ordway renewed her license on May 22, 2015.
15 After renewing her Principal Broker license, Ordway failed to become re-associated with a
16 registered business leaving her Principal Broker license inactive. Ordway stated she contacted
17 her Principal Broker at the time, Farzahn Kamali, to associate her license on May 22, 2015.
18 However, after her May 22, 2015, request no additional steps were taken by Ordway to verify
19 that her license was re-associated and active.

20 On August 19, 2015, Ordway paid a \$75.00 fee to reactivate her license and was
21 associated with Cascade Sotheby's International Realty. During the time Ordway's license was
22 expired and inactive, April 1, 2015 to August 18, 2015, 140 days, Ordway continued
23 conducting professional real estate activity as if actively licensed.

24 CONCLUSION OF LAW

25 By conducting professional real estate activity over the course of 140 days after
26 Ordway's license expired and before reactivating it, Ordway violated ORS 696.020(2) and is
27 subject to discipline or civil penalty pursuant to ORS 696.990(4)and(9).

28 STIPULATION & WAIVER

29 I have read and reviewed the above findings of fact and conclusions of law which have
30 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

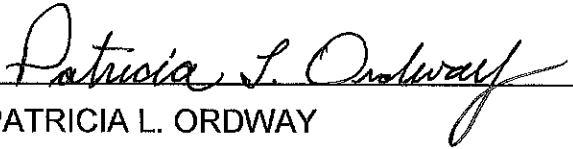
1 complete agreement and stipulation between OREA and me. I further understand that if I do
2 not agree with this stipulation I have the right to request a hearing on this matter and to be
3 represented by legal counsel at such a hearing. Hearings are conducted in accordance with
4 the procedures set forth in ORS Chapter 183 and in accordance with the Rules of Practice and
5 Procedure adopted by the Attorney General of the State of Oregon. I freely and voluntarily
6 waive my rights to a hearing, to representation by legal counsel at such a hearing, and to
7 judicial review of this matter.

8 I hereby agree and stipulate to the above findings of fact and conclusions of law and
9 understand that the order which follows hereafter may be completed and signed by the Real
10 Estate Commissioner or may be rejected by the Real Estate Commissioner, in which case an
11 amended notice of intent may be issued in this matter. I understand that, in accordance with
12 the provisions of ORS 696.445(3), notice of this order shall be published in the Oregon Real
13 Estate News Journal.

14 ORDER

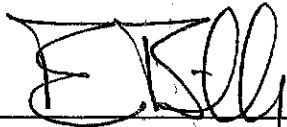
15 IT IS HEREBY ORDERED that pursuant to ORS 696.990(1) to (9) and based upon the
16 violation set forth above, Ordway pay a civil penalty in the sum of \$1,600.00, said penalty to be
17 paid to the General Fund of the State Treasury by paying the same to the OREA. The civil
18 penalty is computed in accordance with ORS 696.990(4) and (9) in that each 30-day period of
19 unlicensed activity is considered one violation. In this instance, there were 4 30-day periods of
20 unlicensed activity.

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22 IT IS SO STIPULATED:

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26 PATRICIA L. ORDWAY

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28 Date December 21, 2015

IT IS SO ORDERED:

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GENE BENTLEY
Real Estate Commissioner

Date 1.11.16

DATE of service: 1-11-2016