REAL ESTATE AGENCY BEFORE THE REAL ESTATE COMMISSIONER 2 3 In the Matter of the Real Estate License of 4 5 STIPULATED FINAL ORDER 6 ANDREA MAEVE MORRISSON 7 8 9 10 The Oregon Real Estate Agency (Agency) and Andrea Maeve Morrisson (Morrisson) do 11 hereby agree and stipulate to the following: 12 FINDINGS OF FACT 13 & 14 CONCLUSIONS OF LAW 15 1. 16 At all times mentioned herein, Morrisson was licensed as a broker working under 1.1 17 the registered business name Keller Williams Sunset Corridor. 18 In May 2017, principal broker Craig Reger (Reger) initiated his move from 19 California back to Oregon. Toward the end of his move, Reger realized his license was about 20 to expire and he needed to renew by May 31, 2017. 21 1.3 Reger had a trip planned for the end of May 2017, and did not have the time to 22 complete his continuing education for his renewal. Reger asked Frankie Delgado (Delgado), 23 who at the time was an unlicensed employee, to complete the education for him. 24 1.4 Delgado accessed the online education program by logging on the site using 25 Reger's credentials. Delgado was unable to complete all 30 credit hours of the education. 26 With the renewal deadline fast approaching, Andrea Morrisson, Director of Sales, 27 completed the remaining continuing education hours on Reger's behalf. 28 /// 29 /// III30

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1.6 During her interview with Agency Financial Investigator/Auditor Frances
Hlawatsch, Morrisson indicated that Reger's license was "integral" to the operation of the team
and took action to keep the office functioning. Licensing records indicate all continuing
education was completed on May 30, 2017.

Violations: By completing Reger's required continuing education, Morrisson violated ORS 696.301(14) which states a real estate license may be disciplined if the licensee committed an act of fraud or engaged in dishonest conduct substantially related to the fitness of the applicant or real estate licensee to conduct professional real estate activity, without regard to whether the act or conduct occurred in the course of professional real estate activity.

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- 2.1 The foregoing violations are grounds for discipline pursuant to ORS 696.301. Based on these violations a suspension is appropriate under ORS 696.396(2)(c)(C). According to ORS 696.396, the Agency may suspend a real estate license if the material facts establish a violation of a ground for discipline under ORS 696.301 that exhibits dishonesty or fraudulent conduct.
- 2.2 The Agency reserves the right to investigate and pursue additional complaints that may be received in the future regarding this licensee.

STIPULATION & WAIVER

I have read and reviewed the above findings of fact and conclusions of law which have been submitted to me by the Agency 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 the Agency 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. 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 that Morrisson's broker license be suspended for 30 days beginning on November 17, 2018 and continuing through December 16, 2018.

IT IS FURTHER ORDERED that Morrisson must complete the 27- hour Broker Advanced Practices Course (detailed in OAR 863-022-0020) within six (6) months from the effective date of this order. Morrisson must submit a certificate to the Agency showing completion of the 27- hour Broker Advanced Practices Course. This certificate must be submitted to the Agency no later than 10 days after the education has been completed. Morrisson may not use the 27- hour Broker Advanced Practices Course toward her continuing education requirement for license renewal.

IT IS SONSTIPULATED:	IT IS SO ORDERED:
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ANDREA MAEVE MORRISSON	DEAN OWENS
Date 8 · 17 · 18	Acting Real Estate Commissioner Date 8/28/18
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Date of Service: 8 20 000