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REAL ESTATE AGENCY
BEFORE THE REAL ESTATE COMMISSIONER

In the Matter of the Escrow Agent License of
STEWART TITLE COMPANY

STIPULATED FINAL ORDER

The Real Estate Agency (OREA) and Stewart Title Company (Stewart Title) do hereby agree and stipulate to the following:

FINDINGS OF FACT
&
CONCLUSIONS OF LAW

1.

1.1 At all times mentioned herein, Stewart Title was licensed as an escrow agent in Oregon.

1.2 The Agency received a complaint from Larry LaRue (LaRue) against Stewart Title Company (Stewart Title). The complaint related to the sale of 12640 SE Huron St., Clackamas OR (subject property).

1.3 At the time of the sale the house was owned by Susan LaRue, but according to the Stipulated General Judgement of Dissolution of Marriage and Money Award Section 3.1.1 states, "He is awarded all proceeds remaining from the sale of 12640 SE Huron St., Clackamas, OR 97015 AFTER Susan Marie LaRue receives \$80,800.00 and all realtor and closing fees are paid."

1.4 Richard Fowlks (Fowlks) was the attorney who represented LaRue during his divorce from Susan LaRue. Fowlks recorded an attorney lien on the subject property for services performed in the amount of \$20,152.89, plus costs of \$4,417.25, totaling \$24,570.14.

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1 Stewart Title hereby agrees and stipulates to the above findings of fact and conclusions
2 of law and understands that the order which follows hereafter may be completed and signed by
3 the Real Estate Commissioner or may be rejected by the Real Estate Commissioner, in which
4 case an amended notice of intent may be issued in this matter. I understand that, in
5 accordance with the provisions of ORS 696.445(3), notice of this order shall be published in
6 the Oregon Real Estate News Journal.

7 ORDER

8 IT IS HEREBY ORDERED that, pursuant to ORS 696.585 and based upon the
9 violation(s) set forth above, Stewart Title Company pay a civil penalty in the sum of \$5,000.00
10 (\$3,00.00 for violation 1, \$2,000.00 for violation 2), said penalty to be paid to the General Fund
11 of the State Treasury by paying the same to the OREA.

12
13 IT IS SO STIPULATED:

IT IS SO ORDERED:

14
15
16 By Mary Payne Thomas
17 Title: VP / Regulatory Compliance Counsel
18 Stewart Title Company
19 Date 10/29/2019

Steven Strode
Steven Strode
REAL ESTATE COMMISSIONER
Date 31 OCTOBER 2019

Date of Service: 10/31/2019

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