

1 REAL ESTATE AGENCY
2 BEFORE THE REAL ESTATE COMMISSIONER
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4
5 In the Matter of the Broker License
6 of
7 Keri L. Warner
8

STIPULATED FINAL ORDER

9
10 The Oregon Real Estate Agency (Agency) and Keri L. Warner (Warner) do hereby
11 agree and stipulate to the following:

12 FINDINGS OF FACT

13 Warner was licensed as broker with Coldwell Banker Advantage One Properties.
14 Warner's license expired on September 1, 2018, and was not renewed until October 17, 2018.
15 During the time Warner's license was expired, September 1, 2018 to October 16, 2018, 46
16 days, Warner continued conducting professional real estate activity as if actively licensed.

17 CONCLUSION OF LAW

18 By conducting professional real estate activity over the course of 46 days after
19 Warner's license expired and before renewing it, Warner violated ORS 696.020(2) and is
20 subject to discipline or civil penalty pursuant to ORS 696.990(4) and (9).

21 STIPULATION & WAIVER

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

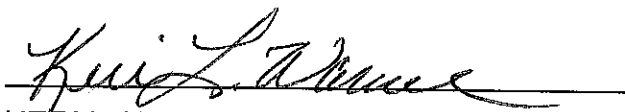
1 I hereby agree and stipulate to the above findings of fact and conclusions of law and
2 understand that the order which follows hereafter may be completed and signed by the Real
3 Estate Commissioner or may be rejected by the Real Estate Commissioner. I understand that,
4 in accordance with the provisions of ORS 696.445(3), notice of this order shall be published in
5 the Oregon Real Estate News Journal.

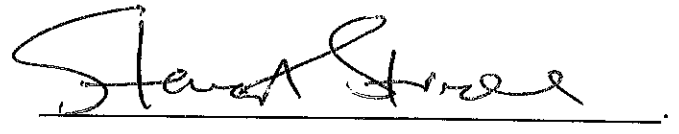
6 ORDER

7 IT IS HEREBY ORDERED that pursuant to ORS 696.990(1) to (9) and based upon the
8 violation set forth above, Warner pay a civil penalty in the sum of \$100.00, said penalty to be
9 paid to the General Fund of the State Treasury by paying the same to the Agency. The civil
10 penalty is computed in accordance with ORS 696.990(4) and (9) in that each 30-day period of
11 unlicensed activity is considered one violation. In this instance, there was one 30-day period
12 of unlicensed activity.

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14 IT IS SO STIPULATED:

IT IS SO ORDERED:

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18 KERI L. WARNER

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18 STEVEN STRODE

19
20 Date 3/10/19

Real Estate Commissioner
Date 3/20/19

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22 Date of Service: 3/20/19
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