

1 REAL ESTATE AGENCY  
2 BEFORE THE REAL ESTATE COMMISSIONER

3  
4  
5 In the Matter of the Principal Broker  
6 License of  
7 DEBRA LEA STEVENS  
8

STIPULATED FINAL ORDER

9  
10 The Oregon Real Estate Agency (Agency) and Debra Lea Stevens (Stevens) do hereby  
11 agree and stipulate to the following:

12 FINDINGS OF FACT

13 1.1 Stevens was licensed as a principal broker with Ramsey Realty. Stevens'  
14 license expired on September 1, 2018. Stevens submitted a renewal application to renew her  
15 license on November 29, 2018.

16 1.2 On her November 29, 2018, renewal application, Stevens answered "Yes" to the  
17 following question: "At any time during the past 24 months, while holding an inactive or expired  
18 real estate license, have you conducted professional real estate activity."

19 1.3 Stevens made the following comment on the question: "Unaware that my license  
20 was expired. I immediately withdrew from all license activity once I became aware. Activity  
21 included co-listing a property on 8/26/2018 and another on 10/3/2018. I had no dealings with  
22 buyers."

23 1.4 On October 22, 2018, Stevens discovered her license was expired. Once  
24 discovered, she removed her name off her listing contracts and stopped all other real estate  
25 activity.

26 1.5 From the time Stevens' license expired on September 1, 2018 to October 22,  
27 2018, a total of 51 days Stevens continued conducting professional real estate activity as if  
28 actively licensed.

29 1.6 On March 31, 2020, the Agency issued a Notice of Intent to Assess a Civil  
30 Penalty.

1 CONCLUSION OF LAW

2 By conducting professional real estate activity over the course of 51 days after Stevens'  
3 license expired and before renewing it, Stevens violated ORS 696.020(2) and is subject to  
4 discipline or civil penalty pursuant to ORS 696.990(4) and (9).

5 STIPULATION & WAIVER

6 I have read and reviewed the above findings of fact and conclusions of law which have  
7 been submitted to me by the Agency and further, the order which follows hereafter. I  
8 understand that the findings of fact, conclusions of law and this stipulation and waiver embody  
9 the full and complete agreement and stipulation between the Agency and me. I further  
10 understand that if I do not agree with this stipulation I have the right to request a hearing on  
11 this matter and to be represented by legal counsel at such a hearing. Hearings are conducted  
12 in accordance with the procedures set forth in ORS Chapter 183 and in accordance with the  
13 Rules of Practice and Procedure adopted by the Attorney General of the State of Oregon. I  
14 freely and voluntarily waive my rights to a hearing, to representation by legal counsel at such a  
15 hearing, and to judicial review of this matter.

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

21 I agree once the Commissioner executes this stipulated order, I will accept service of  
22 the final order by email, and hereby waive the right to challenge the validity of service.

23 ORDER

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

30 ///

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30

IT IS FURTHER ORDERED that the Notice of Intent issued to Stevens on March 31, 2020, is hereby withdrawn.

IT IS SO STIPULATED:

IT IS SO ORDERED:

*Debra Lea Stevens* dotloop verified  
04/21/20 1:52 PM PDT  
6ADH-0FUP-VICJ-U70A

DEBRA LEA STEVENS

STEVEN STRODE

Real Estate Commissioner

Date 04/21/2020

Date \_\_\_\_\_

Date of Service: \_\_\_\_\_