

REAL ESTATE AGENCY  
BEFORE THE REAL ESTATE COMMISSIONER

In the Matter of the Escrow Agent License of )  
EVERGREEN LAND TITLE CO ) STIPULATED FINAL ORDER

The Oregon Real Estate Agency (Agency) and Evergreen Land Title Co do hereby agree and stipulate to the following:

FINDINGS OF FACT  
AND  
CONCLUSIONS OF LAW

1.

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

1.2 On February 9, 2023, the Agency opened a case against Evergreen Land Title Co (ELTC) for possible missing written instructions for finder’s fees paid at closing by ELTC to Mobius Development Group LLC (MDG), owned by Laura Jaap (Jaap).

1.3 On July 21, 2017, Miltina Scaife (Scaife), of Pro Realty, wrote an offer for MDG and or assignees to purchase a property in Eugene, OR, from Shannon Cao (Cao). The offer was signed by Jaap and Cao on July 21, 2017.

1.4 On August 2, 2017, an addendum was signed by Jaap and Cao assigning the sales agreement over to a new buyer, Bright Star Partners LLC (BSP LLC).

1.5 On October 14, 2022, the Agency obtained the closing disbursement worksheet and on October 18, 2022, obtained the signed final closing statements and certified final closing statements, from Dana Hinshaw (Hinshaw), President of ELTC. The closing statements and closing disbursement worksheet all show two finder’s fees paid to MDG.

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1 I, Evergreen Land Title Co, have read and reviewed this Stipulated Final Order and its  
2 Findings of Fact, Statements of Law and Conclusions of Law. I understand that the Findings  
3 of Fact, Conclusions of Law and this Stipulation and Waiver of Hearing rights embody the full  
4 and complete agreement and stipulation between the Agency and Evergreen Land Title Co. I  
5 further understand that if Evergreen Land Title Co does not agree with this stipulation  
6 Evergreen Land Title Co has the right to request a Hearing on this matter and to be  
7 represented by legal counsel at such a Hearing. I also understand that any Hearing would be  
8 conducted in accordance with the procedures set forth in ORS Chapter 183 and in accordance  
9 with the Rules of Practice and Procedure adopted by the Attorney General of the State of  
10 Oregon. By signing this Stipulated Final Order Evergreen Land Title Co freely and voluntarily  
11 waive Evergreen Land Title Co rights to a Hearing, to representation by legal counsel at such a  
12 Hearing, and to judicial review of this matter.

13 Evergreen Land Title Co hereby agrees and stipulates to the above Findings of Fact  
14 and Conclusions of Law and understand that the Order which follows hereafter, which I have  
15 also read and understand, may be completed and signed by the Real Estate Commissioner or  
16 may be rejected by the Real Estate Commissioner. I further understand that, in accordance  
17 with the provisions of ORS 696.445(3), notice of this Order shall be published in the Oregon  
18 Real Estate News Journal.

19 In addition to all of the above, Evergreen Land Title Co agrees that once the  
20 Commissioner executes this Stipulated Final Order, Evergreen Land Title Co will accept  
21 service of the Stipulated Final Order by email, and hereby waive the right to challenge the  
22 validity of service.

23 IT IS HEREBY ORDERED that, pursuant to ORS 696.585 and based upon the  
24 violation(s) set forth above, Evergreen Land Title Co pay a civil penalty in the sum of  
25 \$3000.00, said penalty to be paid to the General Fund of the State Treasury by paying the  
26 same to the Agency.

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IT IS SO STIPULATED:

IT IS SO ORDERED:



DocuSigned by:  
By Evergreen Land Title Co  
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Dana Hinshaw  
President  
Evergreen Land Title Co

DocuSigned by:  
Steve Strobe  
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Steven Strobe  
Real Estate Commissioner

Date 6/12/2023 | 3:27 PM PDT

Date 6/16/2023 | 1:11 PM PDT

DATE of service: 6/16/2023