REAL ESTATE AGENCY 1 BEFORE THE REAL ESTATE COMMISSIONER 2 3 4 In the Matter of the Unlicensed Professional 5 Real Estate Activity of STIPULATED FINAL ORDER 6 7 SAMANTHA INGRAM 8 9 10 The Oregon Real Estate Agency (Agency) and Samantha Ingram (Ingram) do hereby 11 agree and stipulate to the following: 12 FINDINGS OF FACT 13 AND 14 CONCLUSIONS OF LAW 15 1. 16 In establishing the violations set forth herein, the Agency may rely on one or more of the 17 definitions contained in ORS 696.010. 18 1.1 Ingram was a licensed real estate broker with Cascadian South LLC. 19 1.2 On May 1, 2023, the Agency sent a renewal notification to Ingram stating her 20 license would expire at the end of May. On May 20, 2023, the Agency sent another notification 21 to Ingram regarding the upcoming license expiration at the end of the month. 22 1.3 On June 1, 2023, Ingram's license expired. 23 1.4 On July 21, 2023, Ingram submitted a renewal application. In response to one of 24 the questions, Ingram indicated she had conducted professional real estate activity during the 25 time her license was expired. The Agency opened an investigation. 26 1.5 Ingram wrote in her renewal application "6/14/23 Contract generated 6/20/23 27 Contract generated 7/9/23 Contract generated 7/10/23 New listing added 7/16/23 Contract 28 generated." 29 30

1 of 4 – Stipulated Final Order – Samantha Ingram

1.6 On August 31, 2023, in an interview with Agency Investigator Frank H. Leonard Jr. (Leonard), Ingram stated that a number of events happened during that time period which caused her broker's license to expire, and it was a complete oversight.

- 1.7 Leonard asked Ingram about her answer on the renewal application, indicating she conducted professional real estate activity while her license was expired. Ingram stated that she continued to work on purchase agreements that she sent out on behalf of clients and for five properties.
- 1.8 Ingram stated she received no compensation out of those properties in the months of June and July 2023.
- (1) Conclusion of Law: By conducting professional real estate activity after her license expired and before renewing it, Ingram violated ORS 696.020(2) (2021 Edition). Ingram is subject to a civil penalty under ORS 696.990(4)(a)(b) (2021 Edition).

2.

According to ORS 696.775, the lapsing, expiration, revocation or suspension of a real estate license, whether by operation of law, order of the Real Estate Commissioner or decision of a court of law, or the inactive status of the license, or voluntary surrender of the license by the real estate licensee does not deprive the commissioner of jurisdiction to: (1) proceed with an investigation of the licensee; (2) conduct disciplinary proceedings relating to the licensee; (3) Take action against a licensee, including assessment of a civil penalty against the licensee for a violation of ORS 696.020(2); or (4) revise or render null and void an order suspending or revoking a license.

3.

The Agency reserves the right to investigate and pursue additional complaints that may be received in the future regarding this licensee.

4.

## STIPULATION AND WAIVER

I, Samantha Ingram, have read and reviewed this Stipulated Final Order and its Findings of Fact, Statements of Law and Conclusions of Law. I understand that the Findings of Fact, Conclusions of Law and this Stipulation and Waiver of Hearing rights 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. I also understand that any Hearing would be 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. By signing this Stipulated Final Order, 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, which I have also read and understand, may be completed and signed by the Real Estate Commissioner or may be rejected by the Real Estate Commissioner. I further 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.

In addition to all of the above, I agree that once the Commissioner executes this Stipulated Final Order, I will accept service of the Stipulated Final Order by email, and hereby waive the right to challenge the validity of service.

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ORDER IT IS HEREBY ORDERED that, pursuant to ORS 696.990 and based upon the violation set forth above, Ingram pay a civil penalty in the sum of \$1,000.00, said penalty to be paid to the General Fund of the State Treasury by paying the same to the Agency. IT IS SO STIPULATED: IT IS SO ORDERED: DocuSigned by: DocuSigned by: Steve Strode Samantha Ingram SAMANTHA INGRAM STEVEN STRODE Real Estate Commissioner Date 10/17/2023 | 3:20 PM PDT Date 10/24/2023 | 11:41 AM PDT Date of Service: 10/24/2023