

In the Matter of the Real Estate License of

CHRISTOPHER T FISHER

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STIPULATED FINAL ORDER

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1.

1.2 On August 1, 2024, the Agency received a complaint from Marquita Causey (Causey) against Fisher and Ian Griffin (Griffin). Causey wrote in her complaint that Fisher and Griffin, both with Green Northwest Real Estate Investments, LLC (GNWRE) misrepresented themselves as knowledgeable real estate professionals to defraud multiple parties. The Agency opened an investigation.

1.4 Causey wrote that in November 2023, she offered to wholesale the property. Causey learned GNWRE were delinquent on the lender's note when she requested the lender payoff.

1 1.5 In his response to the complaint, Fisher wrote to the Agency that GNWRE "...is a
2 private company with the purpose of buying and selling distressed properties, rehabbing them
3 and then making a profit from the profit's yielded by the 'flip...'"

4 1.6 In addition, Fisher wrote, "...we were transparent with Marquita Causey and her
5 company up front, we did inform her that we were real estate agents and I had formed this
6 company before I was licensed, and the numbers were just based on the CMA at the current
7 moment and we did not foresee the real estate market dropping or the interest rates going up
8 in the future."

9 1.7 Causey provided the Agency with a March 13, 2023, email she received from
10 Fisher regarding investing in the Liberty property. In the email, Fisher wrote "I have also
11 included the profile of the property from the title company including 3 properties as comps...My
12 business partner and I are professional Realtors/Brokers in Oregon, and we believe we can list
13 this place for \$1.5 million after rehabbing."

14 1.8 A review of the "comps" provided by Fisher to Causey shows that they did not
15 meet the requirements of a Competitive Market Analysis (CMA), because they lack some of
16 the requirements of a CMA such as a statement of purpose or intent, the basis for value, and
17 the signature and date it was prepared by the licensee.

18 1.9 In the email, Fisher also wrote to Causey that they had \$550,000.00 but needed
19 \$100,000.00 to rehabilitate the property. Fisher explained that they thought they could return
20 the principal plus 30 percent of the profits within six months.

21 **(1) Conclusion of Law:** By advertising a guarantee of future profits from real estate
22 activity, Fisher violated ORS 696.301(3) and its implementing rule OAR 863-015-0125(6)
23 1/1/2023 Edition.

24 **(2) Conclusion of Law:** By providing a competitive market analysis to Causey which
25 lacked the requirements as defined by Oregon Administrative Rule, Fisher violated ORS
26 696.301(3) and its implementing rule OAR 863-015-0190(3)(a)(b)(c)(d)(e)(f)(g)(h) 1/1/2023
27 Edition.

28 1.10 A review of the Joint Venture Agreement included the statement, "In securing
29 financing for a Joint Venture from Macon Valley Capital LLC, Green Northwest Real Estate
30

1 Investments, LLC have attached a Promissory Note and a Trust Deed by the property located
2 at: 175 Candalaria Blvd SE, Salem, OR...”

3 1.11 Text messages provided to the Agency showed that between April 2023 and
4 September 2023, Fisher sent Causey status updates and progress photos on the Liberty
5 property rehabilitation.

6 1.12 Causey wrote to the Agency that she sent an associate to the Liberty property on
7 September 14, 2023, and the photos taken that day showed progress on the property was
8 different than what had been conveyed by Fisher.

9 1.13 In November 2023, Causey offered to try and wholesale the Liberty property.
10 Causey had Fisher and Griffin sign an agreement to pay her a \$20,000.00 wholesale fee.
11 Causey learned GNWRE were delinquent on the lender’s note when she requested the lender
12 payoff.

13 1.14 In an interview with Agency Investigator Cidia Nañez (Nañez), Causey explained
14 that when she had Fisher and Griffin sign the wholesale agreement, she found out they had
15 other investors to whom they had signed over property rights. Causey explained that when the
16 properties are auctioned off, they will have to go in order of the filings by the investors.

17 1.15 A search of Marion County property records showed a Trust Deed for the
18 Candalaria property was recorded with the four parties listed as the beneficiary.

19 1.16 A search of Oregon eCourt Case Information (OECI) showed that Macon Valley
20 Capital filed a claim against GNWRE, Fisher, and Griffin on July 25, 2024. An Order of Default
21 was issued on September 23, 2024, for failing to provide a response to the complaint. On that
22 same day, a judge adjudicated the case finding that Macon Valley Capital was entitled to a
23 judgement against GNWRE and Fisher in the sum of \$340,000.00, plus interest, attorney fees,
24 costs and disbursements.

25 1.17 Fisher did not report the adverse judgement to the Agency.

26 **(3) Conclusion of Law:** Fisher failed to inform a party they were not the only entity
27 secured by a promissory note and trust deed for the Candalaria property. This is Grounds for
28 Discipline under ORS 696.301(3) as it incorporates ORS 696.301(14) 2023 Edition.

(4) Conclusion of Law: By failing to report an adverse judgement to the Agency within 20 days, as required, Fisher violated ORS 696.301(3) and its implementing rule OAR 863-015-0175(1)(b)(c)(3)(4) 1/1/2023 Edition.

1.18 All of the above demonstrates incompetence or untrustworthiness in performing acts for which the real estate licensee is required to hold a license and conduct that is below the standard of care for the practice of professional real estate activity in Oregon.

(5) Conclusion of Law: Based on the foregoing, Licensee is subject to discipline under ORS 696.301(12) and (15) (2023 Edition)

2.

2.1 The foregoing violations are grounds for discipline pursuant to ORS 696.301.

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

2.3 In establishing the violations alleged above, the Agency may rely on one or more of the definitions contained in ORS 696.010.

3.

STIPULATION AND WAIVER

I, Christopher Fisher, 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.

ORDER

IT IS HEREBY ORDERED that Christopher Fisher's broker license be, and hereby is reprimanded.

IT IS SO STIPULATED:

IT IS SO ORDERED:

DocuSigned by:

Christopher T Fisher

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CHRISTOPHER T FISHER

Date 5/24/2025 | 5:26 AM PDT

Signed by:

Steve Strode

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STEVEN STRODE

Real Estate Commissioner

Date 5/28/2025 | 9:53 AM PDT

Date of Service: 5/28/25

