

REAL ESTATE AGENCY
BEFORE THE REAL ESTATE COMMISSIONER

In the Matter of the Real Estate License of
IAN GRIFFIN

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STIPULATED FINAL ORDER

The Oregon Real Estate Agency (Agency) and Ian Griffin (Griffin) do hereby agree and stipulate to the following:

FINDINGS OF FACT
AND
CONCLUSIONS OF LAW

1.

1.1 At all times mentioned herein, Griffin was licensed as a principal broker associated with C&I Perfect Homes Realty, LLC (C&I).

1.2 On August 1, 2024, the Agency received a complaint from Marquita Causey (Causey) against Griffin and Christopher Fisher (Fisher). Causey wrote in her complaint that Griffin and Fisher, 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.

1.3 Causey wrote in her complaint that Macon Valley Capital, LLC (Macon Valley) entered into a Joint Venture Agreement with GNWRE to rehabilitate and sell property located at 8833 Liberty Road in Salem, Oregon (Liberty Property).

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.

1.5 In his response to the Agency, Griffin explained that he was the sole principal broker and co-owned C&I with Fisher.

1.6 A review of the Oregon Secretary of State records showed C&I was registered on March 9, 2022, and dissolved on May 9, 2024.

(1) Conclusion of Law: By failing to maintain an active business registry with the Oregon Secretary of State, Griffin violated ORS 696.301(3) and its implementing rule OAR 863-015-0095(1) 1/1/2024, 1/1/2025 Editions.

1.7 Griffin explained he co-owned GNWRE with Fisher, and that GNWRE was “a private non-broker company in which Mr. Fisher was the president of, with the primary focus being the purchase of distressed properties, rehabbing them and subsequently selling them or ‘flipping’ them for profit.”

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

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

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

(2) Conclusion of Law: A licensee under the supervision of Griffin provided a competitive market analysis which failed to meet the requirements as defined by Oregon Administrative Rule, in violation of ORS 696.301(3) and its implementing rule OAR 863-015-0190(3)(a)(b)(c)(d)(e)(f) 1/1/2023 Edition.

(3) Conclusion of Law: A licensee under the supervision of Griffin communicated an assurance of profit from a real estate transaction, in violation of ORS 696.301(3) and its implementing rule OAR 863-015-0125(6) 1/1/2023 Edition.

1 1.11 Griffin provided the Agency with the Residential Real Estate Sale Agreement
2 (RESA) for the Liberty Property, dated February 12, 2023, along with a copy of Addendum A.

3 1.12 A review of Addendum A, which was dated February 23, 2023, included the
4 statement that GNWRE was owned by brokers Fisher and Griffin.

5 1.13 Agency Investigator Cidia Nañez (Nañez) emailed Griffin requesting that he send
6 a screenshot of the activity for the RESA DocuSign Envelope ID, as text in Addendum A
7 appeared to have been added. The text, which is included in different font on the addendum, is
8 the statement that the buyer, GNWRE is owned by brokers Fisher and Griffin.

9 **(4) Conclusion of Law:** By failing to identify himself as a licensee principle to the
10 transaction in writing on the Residential Real Estate Sale Agreement, Griffin violated ORS
11 696.301(3) and its implementing rule OAR 863-015-0145(1)(b)(2) 1/1/2023 Edition.

12 1.14 Causey wrote to the Agency that she sent an associate to the Liberty property on
13 September 14, 2023, and the photos taken that day showed progress on the property was
14 different than what had been conveyed to her by Fisher.

15 1.15 In November 2023, Causey offered to try and wholesale the Liberty property.
16 Causey had Griffin and Fisher sign an agreement to pay her a \$20,000.00 wholesale fee.
17 Causey learned GNWRE were delinquent on the lender's note when she requested the lender
18 payoff.

19 1.16 In an interview with Nañez, Causey explained that when she had Griffin and
20 Fisher sign the wholesale agreement, she found out they had other investors to whom they
21 had signed over property rights. Causey explained that when the properties are auctioned off,
22 they will have to go in order of the filings by the investors.

23 1.17 A review of the Joint Venture Agreement included the statement, "In securing
24 financing for a Joint Venture from Macon Valley Capital LLC, Green Northwest Real Estate
25 Investments, LLC have attached a Promissory Note and a Trust Deed by the property located
26 at: 175 Candalaria Blvd SE, Salem, OR..."

27 1.18 A search of Marion County property records showed a Trust Deed for the
28 Candalaria property was recorded with the four parties listed as the beneficiary.

29 1.19 A search of Oregon eCourt Case Information (OECI) showed that Macon Valley
30 Capital filed a claim against GNWRE, Fisher, and Griffin on July 25, 2024. An Order of Default

1 was issued on September 23, 2024, for failing to provide a response to the complaint. On that
2 same day, a judge adjudicated the case finding that Macon Valley Capital was entitled to a
3 judgement against GNWRE in the sum of \$340,000.00, plus interest, attorney fees, costs and
4 disbursements.

5 1.20 Griffin did not report the adverse judgement to the Agency.

6 1.21 On February 29, 2024, Griffin renewed his principal broker license. Griffin
7 answered 'No' and the renewal application question that asks "Do you have any unsatisfied
8 judgments or liens against you?"

9 **(5) Conclusion of Law:** By failing to report an adverse judgement to the Agency within 20
10 days, as required, Griffin violated ORS 696.301(3) and its implementing rule OAR 863-015-
11 0175(1)(b)(c)(3)(4) 1/1/2023 Edition.

12 **(6) Conclusion of Law:** Griffin did not report the adverse judgement on his renewal
13 application. This is Grounds for Discipline under ORS 696.301(3) as it incorporates ORS
14 696.301(12) 2023 Edition.

15 1.22 All of the above demonstrates incompetence or untrustworthiness in performing
16 acts for which the real estate licensee is required to hold a license and conduct that is below
17 the standard of care for the practice of professional real estate activity in Oregon.

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

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21 2.

22 2.1 The foregoing violations are grounds for discipline pursuant to ORS 696.301.

23 2.2 The Agency reserves the right to investigate and pursue additional complaints
24 that may be received in the future regarding this licensee.

25 2.3 In establishing the violations alleged above, the Agency may rely on one or more
26 of the definitions contained in ORS 696.010.

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STIPULATION AND WAIVER

I, Ian Griffin, 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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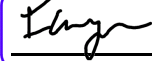
ORDER

IT IS HEREBY ORDERED that Ian Griffin's principal broker license be, and hereby is reprimanded.

IT IS SO STIPULATED:

IT IS SO ORDERED:

Signed by:

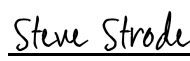


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IAN GRIFFIN

Date 5/28/2025 | 8:54 AM PDT

Signed by:



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STEVEN STRODE

Real Estate Commissioner

Date 5/28/2025 | 9:52 AM PDT

Date of Service: 5/28/25

