

1 REAL ESTATE AGENCY
2 BEFORE THE REAL ESTATE COMMISSIONER
3

4 In the Matter of the Unlicensed Professional)
5 Real Estate Activity of)
6)
7 KAREN HILL)
8 _____)

STIPULATED FINAL ORDER AND ORDER
TO CEASE AND DESIST

9
10 The Oregon Real Estate Agency (Agency) and Karen Hill do hereby agree and stipulate
11 to the following:

12 FINDINGS OF FACT
13 AND
14 CONCLUSIONS OF LAW

15 1.

16 1.1 On January 1, 2023, Hill's license expired due to failure to renew her property
17 manager license. Karen Hill's (Hill) license is currently lapsed.

18 1.2 At all times mentioned herein, Hill was not licensed to conduct professional real
19 estate activity in Oregon.

20 1.3 On May 7, 2026, David Soto (Soto) submitted a written complaint to the Agency
21 claiming that Hill had not paid rental income due to him for approximately 7 months. Soto
22 provided rental payments receipts dated between October 2025 through April 2026, issued by
23 Hill, which he received from his tenants.

24 1.4 Soto alleged Hill also had failed to return a \$1,525 tenant security deposit.

25 1.5 Soto provided a property management agreement between himself and Hill
26 dated December 22, 2016, for the management of real estate located at 1150 N. Dean,
27 Coquille, Oregon.

28 1.6 Hill did not respond to the Agency's request for a response to the complaint.

29 1.7 Hill declined multiple opportunities made by telephone and email to participate in
30 the Agency's investigation.

(1) **Conclusion of Law:** By accepting rental payments and continuing to engage in the management of real estate from January 1, 2023, to April 1, 2026, while Hill had an inactive, and subsequently lapsed license, Hill engaged in management of real estate activity as described in ORS 696.010(14), in violation of ORS 696.020(2) (2023 and 2025 editions).

(2) Conclusion of Law: Based on the foregoing, Hill is subject to discipline under ORS 696.301(12) and (15) 2025 Edition.

1.8 The Agency was informed on June 30, 2026, by Hill's counsel that Hill filed for Chapter 13 bankruptcy. As a part of this stipulated agreement, civil penalties have not been assessed.

2.

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

2.2 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.

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

2.4 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, Karen Hill, have read and reviewed this Stipulated Final Order and its Findings of Fact 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

1 stipulation, I have the right to request a Hearing on this matter and to be represented by legal
2 counsel at such a Hearing. I also understand that any Hearing would be conducted in
3 accordance with the procedures set forth in ORS Chapter 183 and in accordance with the
4 Rules of Practice and Procedure adopted by the Attorney General of the State of Oregon. By
5 signing this Stipulated Final Order, I freely and voluntarily waive my rights to Hearing, to
6 representation by legal counsel at such a Hearing, and to judicial review of this matter.

7 I hereby agree and stipulate to the above Findings of Fact and Conclusions of Law and
8 understand that the Order which follows hereafter, which I have also read and understand,
9 may be completed and signed by the Real Estate Commissioner or may be rejected by the
10 Real Estate Commissioner. I further understand that, in accordance with the provisions of
11 ORS 696.445(3), notice of this Order shall be published in the Oregon Real Estate News
12 Journal.

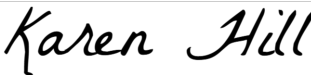
13 In addition to all of the above, I agree that once the Commissioner executes this
14 Stipulated Final Order, I will accept service of the Stipulated Final Order by email and hereby
15 waive the right to challenge the validity of service.

16
17 ORDER

18 IT IS HEREBY ORDERED that, pursuant to ORS 696.397, Hill immediately cease and
19 desist from engaging in any professional real estate activity as defined in ORS 696.010 and
20 Hill agrees to not apply for any real estate license in Oregon in the future. The Commissioner's
21 authority for this order is under ORS 696.397.

22 IT IS SO STIPULATED:

IT IS SO ORDERED:

23 
24  1355936Q-1V3K9Y3J
25 _____



26 STEVEN STRODE

27 Real Estate Commissioner

28 Date Aug 24, 2026

29 Date _____

30 Date of Service: _____