

**STATE OF OREGON
DEPARTMENT OF CONSUMER AND BUSINESS SERVICES
INSURANCE DIVISION**

In the Matter of **Amvesco, Inc. dba Western Pioneer Title Co. of Lane County.**) **STIPULATION** and
) **FINAL ORDER**
) Case No. INS 04-01-002

STIPULATION

The Director of the Oregon Department of Consumer and Business Services (director) commenced this administrative proceeding, pursuant to Oregon Revised Statutes (ORS) 731.256, to take enforcement action against Amvesco, Inc. dba Western Pioneer Title Co. of Lane County (Western Pioneer Title).

Western Pioneer Title enters into this stipulation, pursuant to ORS 183.415(5), to conclude this proceeding without further administrative or judicial proceedings.

Western Pioneer Title waives the right to receive a notice of proposed action, receive a notice of the rights of a party and procedures in contested cases, have a hearing, be represented by an attorney at the hearing, receive a proposed order, file exceptions to the proposed order, and have the final order judicially reviewed.

Western Pioneer Title stipulates to the following facts, conclusions, and action; and consents to the issuance of a final order incorporating this stipulation.

Facts and Conclusions

Licensing Information

Western Pioneer Title was licensed in Oregon as a resident title insurance agent from 10/4/79 to 10/31/01. On 10/31/01, Western Pioneer Title's license expired because it did not renew it. Western Pioneer Title's license number was 83667. Western Pioneer Title's last recorded business mailing address is located in Eugene, Oregon.

Gave a Thing of Value to an Intermediary

Western Pioneer Title violated Oregon Administrative Rules (OAR) 836-080-0315 by engaging in the following conduct. In December 2003, Western Pioneer Title purchased 1,450 radios and distributed them as holiday gifts to builders,

developers, lenders, mortgage brokers, realtors, and other businesses that referred their customers to Western Pioneer Title for escrow and title services. The radios cost \$2.99 each. In 2003, the maximum amount that a title insurer or agent, like Western Pioneer Title, could spend on items to be given to such "intermediaries" was \$2.38. Thus, Western Pioneer Title spent \$.61 per radio, for a total of \$884.50, more than it was permitted to spend.

Action

Pursuant to ORS 731.988, Western Pioneer Title is assessed a civil penalty of \$1,000. The payment shall be made in the form of a check payable to the "Department of Consumer and Business Services" for the full amount due. The payment shall be delivered to the Insurance Division at the Labor and Industries Building, 350 Winter Street NE, Room 440 (4th Floor), Salem, Oregon; or mailed to the Insurance Division at PO Box 14480, Salem, OR 97309-0405. The payment is due on, and shall be received by the Insurance Division by, the date of the final order.

Dated June 7, 2004

/s/ JoEllen Sanderson
[Signature of Representative]

JoEllen Sanderson
[Printed Name of Representative]

President
[Printed Title of Representative]

Amvesco, Inc. dba Western Pioneer
Title Co. of Lane County

FINAL ORDER

The director incorporates herein the above stipulation, adopts it as the director's final decision in this proceeding, and orders that the action stated therein be taken.

Dated June 15, 2004

/s/ Cory Streisinger
Cory Streisinger
Director
Department of Consumer and Business Services