

1 DEPARTMENT OF CONSUMER AND BUSINESS SERVICES  
2 DIVISION OF FINANCE AND CORPORATE SECURITIES  
3 FINANCE SECTION  
4 BEFORE THE DIRECTOR OF THE DEPARTMENT OF CONSUMER AND BUSINESS SERVICES  
5 STATE OF OREGON

6 In the matter of: ) O-95-0025  
7 ) ORDER ASSESSING CIVIL PENALTIES  
8 INVESTORS MORTGAGE CO. ) AND  
9 ) CONSENT OF  
10 ) INVESTORS MORTGAGE CO.  
11 ) TO ENTRY OF ORDER

12 WHEREAS the Director of the Department of Consumer and Business Services  
13 has conducted an investigation of INVESTORS MORTGAGE CO., and has determined  
14 that INVESTORS MORTGAGE CO. engaged in activities constituting violations of ORS  
15 59.840 through 59.960 (hereinafter "the Oregon Mortgage Lender Law"); and

16 WHEREAS Respondent INVESTORS MORTGAGE CO. wishes to resolve and settle  
17 this matter with the Director;

18 NOW THEREFORE, as evidenced by the authorized signature subscribed on this  
19 Order, Respondent hereby CONSENTS to entry of this order upon the Director's  
20 Findings of Facts and Conclusions of Law as stated hereinafter:

21 FINDINGS OF FACT

22 The Director FINDS that:

23 1. INVESTORS MORTGAGE CO., hereinafter INVESTORS, is an OREGON corporation  
24 located at 216 East Virginia, Stayton, Oregon 97383 whose agent for service of  
25 process is James R. Templin. INVESTORS is engaged in the business of a mortgage  
26 broker;

27 2. James R. Templin is President of INVESTORS. James R. Templin's  
28 business address is the same as INVESTORS;

1 On or about January 1, 1994 through June 28, 1995 INVESTORS transacted  
2 the business of a mortgage broker by selling real estate paper on at least  
3 seventy three occasions to Oregon investors;

1 4. On or about July 1, 1994 the Division of Finance and Corporate  
2 Securities; Mortgage Bankers and Brokers Section sent Investors a complete  
3 application packet containing the documents required to become licensed as a  
4 mortgage broker and Chapter 59 of the "Oregon Mortgage Lenders Law" and the  
5 Mortgage Banker and Broker Rules.

6 5. INVESTORS is not licensed as a Mortgage Banker or Mortgage Broker in  
7 the state of Oregon as required under ORS 59.845.

8 **CONCLUSIONS OF LAW**

9 The Director **CONCLUDES** that:

10 1. Respondent INVESTORS transacted business as a mortgage broker in the  
11 State of Oregon between January 1, 1994 and June 28, 1995 in violation of ORS  
12 59.165 by selling real estate paper to Oregon investors on 73 different  
13 occasions;

14 2. Respondent Investors was not licensed between January 1, 1994 and June  
15 28, 1995, nor is Investors now licensed as a mortgage broker in the state of  
16 Oregon in violation of ORS 59.845.

17 **ORDER**

18 The Director, pursuant to ORS 59.885(4) hereby **ORDERS** that INVESTORS shall **CEASE**  
19 **AND DESIST** from:

20 1. Transacting business in the state of Oregon in violation of ORS 59.845.

21 2. Violating any provisions of ORS 59.840 through 59.960.

22 The Director, pursuant to the authority of ORS 59.996, **ORDERS** INVESTORS to pay  
23 to the state of Oregon a civil penalty of \$8,650 consisting of \$5,000 for  
24 failure to license as a mortgage broker and \$50.00 for each of the seventy three  
25 sales of real estate paper.

26 The entry of this Order in no way limits further remedies which may be available  
27 to the Director under Oregon law.

28 Dated this 16<sup>th</sup> day of August, 1995 at Salem, Oregon.

*Kerry Barnett Hopue*

KERRY BARNETT  
DIRECTOR

DEPARTMENT OF CONSUMER AND BUSINESS SERVICES

CONSENT TO ENTRY OF ORDER AND ADMISSION OF FACTS

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I, James R. Templin, state that I am an officer of Investors Mortgage Co. and I am authorized to act on its behalf; that I have read the foregoing Order and that I know and fully understand the contents hereof; that the factual allegations stated herein are true and correct; that Investors Mortgage Co. has been advised of its right to a hearing and of its right to be represented by counsel in this matter; that Investors Mortgage Co. voluntarily consents to the entry of this Order without further hearing and without any force or duress, expressly waiving any right to a hearing in this matter: that Investors Mortgage Co. understands that the Director reserves the right to take further actions to enforce this Order or to take appropriate action upon discover of other violations of the Oregon Securities; Mortgage Lenders Law; and that Investors Mortgage Co. will fully comply with the terms and conditions stated herein.

Investors Mortgage Co. further assures the Director that Investors Mortgage Co. will not effect Mortgage Banker and Mortgage Broker transactions in Oregon unless such time as they are licensed as required under ORS Chapter 59 of Oregon Securities; Mortgage Bankers and Brokers Law.

I understand that this Consent Order is a public document.

Dated this 15 day of August, 1995.

By *James R. Templin*  
(Signature of Officer)  
James R. Templin  
Printed name of officer signing  
President  
(Office Held)

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CORPORATE ACKNOWLEDGMENT

There appeared before me this 15 day of August, 1995 James R. Templin, who has subscribed and affirmed before me, and stated that he was and is the President of Investors Mortgage Co. and that he is authorized and empowered to sign the above Consent to Entry of Order in Case No. O-95-0025 on behalf of Investors Mortgage Co. and to bind Investors Mortgage Co. to the terms hereof.



Sandra Birkholz  
Notary Public for Oregon  
County of \_\_\_\_\_

My commission expires: \_\_\_\_\_