

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 **In the Matter of:**

**M-05-0021-1**

6 **Douglas Alexander Pleitez,**  
7 **DOB February 20, 1965**

**ORDER TO CEASE AND DESIST**  
**ORDER ASSESSING CIVIL PENALTIES**

8                                    **Respondent.**

**And**  
**CONSENT TO ENTRY OF ORDER**

9  
10                    The Director of the Department of Consumer and Business Services for the State  
11 of Oregon (hereinafter "the Director") acting by the authority of the Chapter 59 of the  
12 Oregon Revised Statutes (hereinafter cited as "the Oregon Mortgage Lender Law"),  
13 hereby issues the following Findings of Fact, Conclusions of Law, Order and Notice of  
14 Right to a Public Hearing:

15                                    **FINDINGS OF FACT**

16 The Director **FINDS** that:

17                    1. At all times relevant herein, Douglas Alexander Pleitez, born February 20 1965,  
18 was employed as a real estate agent or broker.

19                    2. On or about April 20, 2004, a Yamhill County Grand Jury indicted Douglas  
20 Alexander Pleitez on eight counts including Theft in the First Degree under ORS  
21 164.055, a class C felony, and Obtaining Execution of Documents by Deception under  
22 ORS 165.102, a class A misdemeanor.

23                    3. Douglas Alexander Pleitez plead guilty to one count of Theft in the First Degree  
24 under ORS 164.055, a class C felony, for acts against Agustin Espinoza Cisneros and  
25 Olga Salas Sanchez and involving the property located at 3621 Rinkes Court in  
26 Newberg, Oregon.

Division of Finance and Corporate Securities  
Labor and Industries Building  
350 Winter Street NE, Suite 410  
Salem, OR 97301-3881  
Telephone: (503) 378-4140



1 4. Douglas Alexander Pleitez plead guilty to one count of Obtaining Execution of  
2 Documents by Deception under ORS 165.102, a class A misdemeanor, for acts against  
3 Raul Cerda and involving the property located at 3621 Rinke's Court in Newberg,  
4 Oregon.

5 5. The count of Obtaining Execution of Documents by Deception arose from false  
6 statements made by Douglas Alexander Pleitez in order to obtain Raul Cerda's  
7 signature on a quitclaim deed.

8 6. As part of the plea agreement, Douglas Alexander Pleitez agreed to sign a  
9 "written agreement with the State that he will never work as a Loan Officer, Loan  
10 Originator, Mortgage Broker, Mortgage Banker or Financial Advisor."

#### 11 **CONCLUSIONS OF LAW**

12 The Director **CONCLUDES** that:

13 1. OAR 441-880-0050(4)(a) provides that a felony, described as "crimes punishable  
14 by death or imprisonment in excess of one year under the law under which the person  
15 was convicted," is among the categories of criminal convictions that will prevent a  
16 person from acting as a loan originator.

17 2. OAR 441-880-0050(4)(b) provides that any crime involving false statement or  
18 dishonesty is among the categories of criminal convictions that will prevent a person  
19 from acting as a loan originator.

20 3. Because ORS 165.102 provides that the crime of Obtaining Execution of  
21 Documents by Deception involves the use of "fraud, deceit or subterfuge" to obtain the  
22 execution of a document, Obtaining Execution of Documents by Deception under ORS  
23 165.102 is a crime involving a false statement or dishonesty under OAR 441-880-  
24 0050(4)(b).

25 4. Because on March 29, 2003 Douglas Alexander Pleitez plead guilty to and on  
26 April 15, 2005, a conviction was entered for, one count of Theft in the First Degree, a



1 class C felony under ORS 165.013, ORS 59.971(2) prohibits Douglas Alexander Pleitez  
2 from acting as a loan originator as defined in ORS 59.840 or 59.970.

3 5. Because on March 29, 2003 Douglas Alexander Pleitez plead guilty to and on  
4 April 15, 2005, a conviction was entered for, one count of Obtaining Execution of  
5 Documents by Deception, a class A misdemeanor under ORS 165.102, ORS 59.971(2)  
6 prohibits Douglas Alexander Pleitez from acting as a loan originator as defined in ORS  
7 59.840 and 59.970.

8 **ORDER**

9 The Director hereby **ORDERS** that Douglas Alexander Pleitez is permanently  
10 restrained, enjoined, and prohibited from, directly or indirectly:

- 11 1. Acting as a loan originator, as that term is defined in ORS 59.840(4);
- 12 2. Owning or operating as a mortgage banker or mortgage broker, as those  
13 terms are defined in ORS 59.840(5) and (7) respectively;
- 14 3. Acting as a partner, officer, director, or experienced person as described in  
15 ORS 59.850(2), or occupying similar status or performing similar functions of a partner,  
16 officer director or experienced person for a mortgage banker or mortgage broker;
- 17 4. Owning, acting as, or acting in a managerial capacity in a company required  
18 to have a consumer finance license under ORS 725.045; or
- 19 5. Acting as an agent or facilitator, as those terms are used in ORS 725.610, for  
20 the purpose of making a payday or title loan, as those terms are defined in 725.600(3)  
21 and (4) respectively.

22 The date of this order is the day the Director or Director's nominee signs the  
23 order. The entry of this Order in no way limits further remedies which may be available  
24 to the Director under Oregon law.

25 Dated this 18th day of April, 2005.

26 **CORY STREISINGER, Director**  
**Department of Consumer and Business Services**

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*Floyd Lanter*

Floyd Lanter, Administrator  
Division of Finance and Corporate Securities

APPROVED AS TO FORM:

*[Signature]*  
Attorney for Douglas Alexander Pleitez

Dated: 4/15/05

**CONSENT TO ENTRY OF ORDER**

I, Douglas Alexander Pleitez, state that I have read the foregoing Order and that I know and fully understand the contents herein; that I have been advised of the right to a hearing and of the right to be represented by counsel in this matter; that I voluntarily and without any force or duress consent to the entry of this Order, expressly waiving any right to a hearing in this matter; that I understand that the Director reserves the right to take further actions to enforce this Order or to take appropriate action upon discovery of other violations of the Oregon Mortgage Lender Law; and that I will fully comply with the terms and conditions stated herein.

I further assure the Director that I will not act as a loan originator, as that term is defined in ORS 59.840(4) and ORS 59.970; own or operate as a mortgage banker or mortgage broker, as those terms are defined in ORS 59.840(5) and (7) respectively; act as a partner, officer, director, or experienced person as described in ORS 59.850(2), or occupy similar status or perform similar functions of a partner, officer director or experienced person for a mortgage banker or mortgage broker; own, act as, or act in a managerial capacity in a company required to have a consumer finance license under ORS 725.045; or act as an agent or facilitator, as those terms are used in ORS 725.610, for the purpose of making a payday or title loan, as those terms are defined in 725.600(3) and (4) respectively.

I understand that this Consent Order is a public document.

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Dated this 15<sup>th</sup> day of April, 2004.

By [Signature]  
Douglas Alexander Pleitez

Sworn to and signed before me this 15<sup>th</sup> day of APRIL, 2005.

[Signature]  
Notary Public JUDGE  
for the State of: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

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