

1 3. On June 28, 2005, Juan Carlos Morales entered a plea of guilty to one count of
2 Racketeering under ORS 166.720, a class A felony, one count of Fraud and Deceit with
3 Respect to Mortgage Banker or Broker Business under ORS 59.930, a class C felony,
4 and three counts of Theft in the First Degree under ORS 164.055, a class C felony.

5 4. As part of the plea agreement, Juan Carlos Morales agreed to sign a "written
6 agreement with the State that he will never work as a Loan Officer, Loan Originator,
7 Mortgage Broker, Mortgage Banker or Financial Advisor."

8 CONCLUSIONS OF LAW

9 The Director **CONCLUDES** that:

10 1. By pleading guilty to one count of Fraud and Deceit with Respect to Mortgage
11 Banker or Broker Business under ORS 59.930, Juan Carlos Morales admitted that he
12 violated ORS 59.930.

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

17 3. Because, on June 28, 2005, Juan Carlos Morales pled guilty to and a conviction
18 was entered for one count of Racketeering under ORS 166.720, a class A felony, one
19 count of Fraud and Deceit with Respect to Mortgage Banker or Broker Business under
20 ORS 59.930, a class C felony, and three counts of Theft in the First Degree under ORS
21 164.055, a class C felony, ORS 59.971(2) prohibits Juan Carlos Morales from acting as
22 a loan originator as defined in ORS 59.840 or 59.970.

23 ORDER

24 The Director, pursuant to ORS 59.885(4) hereby **ORDERS** that Juan Carlos
25 Morales will **CEASE AND DESIST** from violating any provision of Oregon Mortgage
26



1 Lender Law, OAR 441-850-0005 through 441-885-0010 and any rule, order or policy
2 issued by the Division.

3 The Director hereby **ORDERS** that Juan Carlos Morales is permanently
4 restrained, enjoined, and prohibited from, directly or indirectly:

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

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

19 Dated this 6th day of January, 2006.

20 CORY STREISINGER, Director
21 Department of Consumer and Business Services

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



22 David Talbot
23 ~~Floyd Lantor~~, Administrator
24 Division of Finance and Corporate Securities

25 APPROVED AS TO FORM:

26 Mary E. Duff
Attorney for Juan Carlos Morales

Dated: 10/3/05

Acting

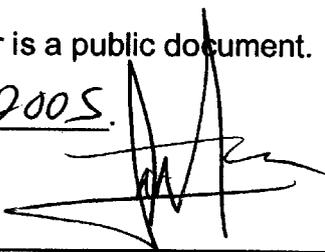
1 **CONSENT TO ENTRY OF ORDER**

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

10 I further assure the Director that I will not act as a loan originator, as that term is
11 defined in ORS 59.840(4) and ORS 59.970; own or operate as a mortgage banker or
12 mortgage broker, as those terms are defined in ORS 59.840(5) and (7) respectively; act
13 as a partner, officer, director, or experienced person as described in ORS 59.850(2), or
14 occupy similar status or perform similar functions of a partner, officer director or
15 experienced person for a mortgage banker or mortgage broker; own, act as, or act in a
16 managerial capacity in a company required to have a consumer finance license under
17 ORS 725.045; or act as an agent or facilitator, as those terms are used in ORS
18 725.610, for the purpose of making a payday or title loan, as those terms are defined in
19 725.600(3) and (4) respectively.

20 I understand that this Consent Order is a public document.

21 Dated this 3 day of Oct, 2005.

22 
23 By _____
24 Juan Carlos Morales

25 Sworn to and signed before me this 3rd day of October, 2005.

26 

Judge or Notary Public for the State of 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

