

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

5 In the Matter of:
6 Samuel Arturo Pleites,
7 Respondent.

M-06-0010-1
ORDER TO CEASE AND DESIST
And
CONSENT TO ENTRY OF ORDER

10 WHEREAS the Director of the Department of Consumer and Business Services
11 for the State of Oregon (hereinafter "the Director") conducted an investigation of Samuel
12 Arturo Pleites and determined that Samuel Arturo Pleites engaged in activities
13 constituting violations of ORS 59.840 through 59.965 (hereinafter cited as "the Oregon
14 Mortgage Lender Law"); and

15 WHEREAS Samuel Arturo Pleites, wishes to resolve and settle this matter with
16 the Director,

17 NOW THEREFORE, as evidenced by the authorized signature subscribed on
18 this order, Samuel Arturo Pleites hereby **CONSENTS** to entry of this order upon the
19 Director's Findings of Fact and Conclusions of Law as stated hereinafter:

21 **FINDINGS OF FACT**

22 The Director **FINDS** that:

- 23 1. Samuel Arturo Pleites was employed as a real estate agent for Remax Premier
24 Associates in McMinnville, Oregon.
25 2. On June 15, 2004 in Yamhill County loan originators Cristobal Vilorio, Eddy
26 Morales, Guadalupe Pleitez, and Juan Carlos Morales and real estate agents Douglas

Division of Finance and Corporate Securities
Lobby and Industries Building
340 Winter Street NE, Suite 410
Salem, OR 97301-5361
Telephone: (503) 578-4140





1 Pleitez and Patricia Tellez were indicted for alleged crimes related to real estate
2 transactions and related or non-related mortgage transactions.

3 3. While investigating the allegations of the indictments, the Division learned
4 Samuel Arturo Pleites caused a quitclaim deed to be drafted to transfer real property
5 (hereinafter "the Quitclaim Deed").

6 4. Samuel Arturo Pleites caused the Quitclaim Deed to be executed before a notary
7 public, but the Quitclaim Deed was not dated.

8 5. The notary public notarized the Quitclaim Deed on the notary line, but the date
9 line remained blank.

10 6. Samuel Arturo Pleites filed the quitclaim with the Yamhill County Clerk but, the
11 date line remained blank.

12 7. The omission opened the door for a false date to be added to the quitclaim and
13 substantially prejudice a creditor who made a loan based upon inaccurate information.

14 8. Samuel Arturo Pleites does not admit the Findings of Fact or Conclusions of Law
15 contained herein but is willing to enter into this Consent Order for the purposes of
16 resolving the underlying administrative matter.

18 CONCLUSIONS OF LAW

19 The Director **CONCLUDES** that:

20 1. Samuel Arturo Pleites violated ORS 59.865(14) in that Samuel Arturo Pleites
21 negligently executed a quit-claim deed.

23 ORDER

24 The Director, pursuant to ORS 59.885(4), hereby **ORDERS** that Samuel Arturo
25 Pleites 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 Samuel Arturo Pleites is permanently
4 restrained, enjoined, and prohibited from, directly or indirectly, in Oregon, directed to
5 Oregon or regarding Oregon property:

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

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

21 Dated this 2nd day of February, 2006, at Salem, Oregon.

22
23 CORY STREISINGER, Director
24 Department of Consumer and Business Services

25 
26 David Tatman, Acting Administrator
Division of Finance and Corporate Securities

Division of Finance and Corporate Securities
Labor and Industries Building
350 Winter Street NE, Suite 410
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1 APPROVED AS TO FORM:

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[Signature]
J. Mark Lawrence
Attorney for Samuel Arturo Pleites

Dated: 2/1/06

CONSENT TO ENTRY OF ORDER

I, Samuel Arturo Pleites, that I have read the foregoing Order and that I know and fully understand the contents hereof; 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 not the subject matter of these issues currently before the Director; and that I will fully comply with the terms and conditions stated herein.

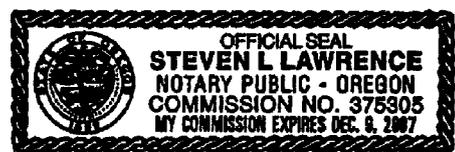
I understand that this Consent Order is a public document.

Dated this 1 day of February, 2006

[Signature]
Samuel Arturo Pleites

ACKNOWLEDGMENT

There appeared before me this 1st day of February, 2006, Samuel Arturo Pleites, who was first duly sworn on oath.



[Signature]
Notary Public
for the State of: Oregon
My commission expires: 12-8-07

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