

**STATE OF OREGON**  
**DEPARTMENT OF CONSUMER AND BUSINESS SERVICES**  
**DIVISION OF FINANCE AND CORPORATE SECURITIES**  
**ENFORCEMENT SECTION**  
**BEFORE THE DIRECTOR OF THE DEPARTMENT**  
**OF CONSUMER AND BUSINESS SERVICES**

<p><b>In the Matter of:</b></p> <p><b>DEBRA QUINN,</b></p> <p><b>PORTLAND FINANCIAL INC.,</b></p> <p><b>DBA ALTAMONT MORTGAGE,</b></p> <p><b>DBA PFG MORTGAGE CO.,</b></p> <p><b>DBA EFG MORTGAGE,</b></p> <p><b>AND ALTAMONT MORTGAGE INC.,</b></p> <p style="text-align: center;"><b>Respondents.</b></p>	<p>)</p>	<p><b>M-06-0006</b></p> <p><b>ORDER TO CEASE AND DESIST</b></p> <p><b>ORDER ASSESSING CIVIL PENALTIES</b></p> <p style="text-align: center;"><b>and</b></p> <p><b>CONSENT TO ENTRY OF ORDER</b></p>
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**WHEREAS** the Director of the Department of Consumer and Business Services (hereinafter, "Director") has conducted an investigation of certain business activities conducted by Debra Quinn, Portland Financial Inc., dba Altamont Mortgage, dba PFG Mortgage Co., dba EFG Mortgage, and Altamont Mortgage Inc., and has determined that Debra Quinn, Portland Financial Inc., dba Altamont Mortgage, dba PFG Mortgage Co., dba EFG Mortgage, and Altamont Mortgage Inc., engaged in residential mortgage transactions in Oregon in violation of the Oregon Mortgage Lender Law;

**WHEREAS** Debra Quinn, Portland Financial Inc., dba Altamont Mortgage, dba PFG Mortgage Co., dba EFG Mortgage, and Altamont Mortgage Inc., wish to resolve and settle this matter with the **DIRECTOR**;

**NOW THEREFORE**, as evidenced by the authorized signatures subscribed on this Order, Debra Quinn, Portland Financial Inc., dba Altamont Mortgage, dba PFG Mortgage Co., dba EFG Mortgage, and Altamont Mortgage Inc., hereby **CONSENT** to entry of this Order to

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Division of Finance and Corporate Securities  
 Labor and Industries Building  
 350 Winter Street NE, Suite 410  
 Salem, OR 97301-3881  
 Telephone: (503) 378-4387



1 Cease and Desist upon the Director's Findings of Fact and Conclusions of Law as stated  
2 hereinafter.

### 3 FINDINGS OF FACT

4 The Director **FINDS** that:

5 1. At all times material to this order, Debra Quinn was the president and owner of a  
6 mortgage broker firm licensed in Oregon with the Oregon Division of Finance and Corporate  
7 Securities (hereinafter, "DFCS"). The mortgage broker license number for Quinn's company  
8 was ML-2592. The firm's principal place of business was located at 1800 NW 169<sup>th</sup> Place, Suite  
9 A300, Beaverton OR 97006.

10 2. Quinn's company conducted business under five different names during less than  
11 three years that it held the mortgage broker license ML-2592. Initially, Quinn's firm became  
12 licensed as Portland Financial Inc. on or about April 16, 2002. Shortly thereafter, it added the  
13 assumed business name PFG Mortgage Co. to its license on or about May 14, 2002. Almost a  
14 year later, it added the assumed business name EFG Mortgage to its license on or about April 10,  
15 2003. The firm added the assumed business name Altamont Mortgage to its license on or about  
16 December 11, 2003. The firm reincorporated as Altamont Mortgage Inc. and became licensed as  
17 Altamont Mortgage Inc. on or about April 13, 2004. All five business entities (hereinafter  
18 referred collectively as "Quinn's firm") share the same Oregon mortgage broker license number,  
19 ML-2592. Altamont Mortgage Inc. surrendered mortgage broker license number ML-2592 on or  
20 about January 10, 2005, and DFCS canceled the license on January 10, 2005.

21 3. At all times material to this order, Debra Quinn's responsibilities at Quinn's firm  
22 included review of mortgage loan files, oversight of compliance, and supervision of staff,  
23 including hiring and termination decisions.

24 4. From approximately April 5, 2002, to approximately October 3, 2003, Quinn's firm  
25 listed Peter McKinnon as a loan originator. McKinnon is Quinn's former husband.

26 ///





1 5. Beginning around April of 2004, McKinnon initiated contact with borrowers Lyle and  
2 Nayoko Evers in Oregon by fax, phone and in person, for the purpose of establishing the terms  
3 and conditions of a residential mortgage loan to re-finance property in Hillsboro, Oregon  
4 (hereinafter, referred to as "the Evers transaction"). McKinnon accepted the loan application  
5 from the Evers, negotiated the loan terms with the Evers, and he attended the closing of their  
6 loan. The Evers transaction closed on or about May 18, 2004.

7 6. Altamont Mortgage Inc. received fees for loan origination, loan discount, appraisal  
8 and credit report for the Evers transaction that closed on or about May 18, 2004.

9 7. On or about May 18, 2004, Quinn's firm, for compensation, or in the expectation of  
10 compensation, either directly or indirectly made, negotiated, or offered to make or negotiate a  
11 mortgage loan for Lyle & Nayoko Evers.

12 8. Debra Quinn, Quinn's firm, and Peter McKinnon failed to disclose to Lyle & Nayoko  
13 Evers that Quinn's firm terminated Peter McKinnon as a loan originator on or about October 3,  
14 2003, and McKinnon was not listed as a loan originator for Quinn's firm when McKinnon  
15 contacted the Evers about applying for a residential mortgage loan, accepted their loan  
16 application, negotiated the terms of their loan, or attended the closing of their loan.

17 9. Peter McKinnon failed to disclose to Lyle and Nayoko Evers the actual use of the  
18 proceeds from the mortgage loan to re-finance the property at 475 SE 16<sup>th</sup> Avenue in Hillsboro,  
19 Oregon .

20 10. In October 2005, McKinnon admitted that he converted approximately \$48,461.88  
21 of the proceeds from the Evers transaction to his own use. McKinnon pled guilty to charges of  
22 mail fraud and money laundering in U.S. District Court, Case #CR-05-289-01-HA, on or about  
23 October 17, 2005. On or about October 17, 2005, McKinnon admitted that between August  
24 1999 and May 2004, McKinnon engaged in a scheme to defraud at least 12 investors, including  
25 Lyle and Nayoko Evers, of approximately \$1.2 million, converted investor funds to his own use  
26 and enriched himself by paying his own business and personal expenses.

1 11. McKinnon originated at least five additional mortgage loans through Quinn's firm in  
2 2003.

3 **CONCLUSIONS OF LAW**

4 The Director **CONCLUDES** that:

5 1. The Director has jurisdiction over the business activities of Respondents Debra Quinn,  
6 Portland Financial Inc., dba Altamont Mortgage, dba PFG Mortgage Co., dba EFG Mortgage,  
7 and Altamont Mortgage Inc., as provided by ORS 59.880 and ORS 59.885(4).

8 2. In 2003 and 2004, Respondents Debra Quinn, Portland Financial Inc., dba Altamont  
9 Mortgage, dba PFG Mortgage Co., dba EFG Mortgage, and Altamont Mortgage Inc., failed to  
10 supervise diligently and control the mortgage-related activities of one of more loan originators  
11 employed by Quinn's firm, in violation of ORS 59.865(15).

12 **ORDER**

13 **NOW, THEREFORE, THE DIRECTOR ISSUES THE FOLLOWING ORDERS:**

14 1. The Director, pursuant to ORS 59.885(4), hereby **ORDERS** Respondents Debra  
15 Quinn, Portland Financial Inc., dba Altamont Mortgage, dba PFG Mortgage Co., dba EFG  
16 Mortgage, and Altamont Mortgage Inc., to **CEASE AND DESIST** from:

17 (a) failing to supervise diligently and control the mortgage-related activities of any loan  
18 originator employed by Quinn's firm, in violation of ORS 59.865(15); and

19 (b) violating any other provision of the Oregon Mortgage Lender Law.

20 2. Pursuant to the authority of ORS 59.996(1), the DIRECTOR hereby **ASSESSSES** a  
21 **CIVIL PENALTY** in the amount of \$5,000 (five thousand dollars), jointly and severally,  
22 against Respondents Debra Quinn, Portland Financial Inc., dba Altamont Mortgage, dba PFG  
23 Mortgage Co., dba EFG Mortgage, and Altamont Mortgage Inc., for violations of ORS  
24 59.969(1), ORS 59.865(15), and ORS 59.971(1)(a), ORS 59.971(1)(c), and ORS 59.996. The  
25 Director will **SUSPEND** \$2,500 (two thousand five hundred dollars) of the civil penalty so long  
26 as Debra Quinn, Portland Financial Inc., dba Altamont Mortgage, dba PFG Mortgage Co., dba



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1 EFG Mortgage, and Altamont Mortgage Inc., comply with all terms of this Order; **PROVIDED**  
2 **HOWEVER**, that the suspended portion of the civil penalty shall be immediately due and  
3 payable upon a determination by the Director that Debra Quinn, Portland Financial Inc., dba  
4 Altamont Mortgage, dba PFG Mortgage Co., dba EFG Mortgage, and Altamont Mortgage Inc.,  
5 has violated any term of this Order, or any provision of the Oregon Mortgage Lender Law.

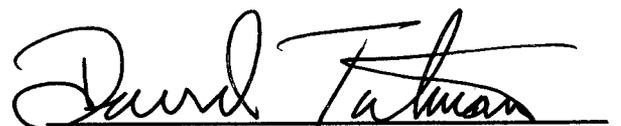
6 3. Respondents Debra Quinn, Portland Financial Inc., dba Altamont Mortgage, dba PFG  
7 Mortgage Co., dba EFG Mortgage, and Altamont Mortgage Inc., will pay \$500 (five hundred  
8 dollars) of the civil penalty at the time of execution of this Order, and will pay the remaining  
9 \$2,000 (two thousand dollars) of the due and payable portion of the civil penalty in monthly  
10 payments of no less than \$125 (one hundred twenty-five dollars), with the payments due no later  
11 than the 10<sup>th</sup> day of each month, beginning April 2008.

12 4. Respondents Debra Quinn, Portland Financial Inc., dba Altamont Mortgage, dba PFG  
13 Mortgage Co., dba EFG Mortgage, and Altamont Mortgage Inc. are permanently **BARRED**  
14 from managing or supervising mortgage lending business activities. Respondents Debra Quinn,  
15 Portland Financial Inc., dba Altamont Mortgage, dba PFG Mortgage Co., dba EFG Mortgage,  
16 and Altamont Mortgage Inc. may not act as a loan originator for three years from the date of  
17 execution of this order, but she may work as a loan processor so long as she fully complies with  
18 the Oregon Mortgage Lender Law, ORS 59.840 et seq. and all terms of this Order.

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

21 Dated this 8<sup>th</sup> day of March, 2008, at Salem, Oregon.

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

24   
25 David Tatman, Administrator  
26 Division of Finance and Corporate Securities

1 **CONSENT TO ENTRY OF ORDER**

2 I, Debra Quinn, state that I am a resident of the State of Oregon, that I have read the  
3 foregoing Order and that I know and fully understand the contents hereof; that the factual  
4 allegations stated herein are true and correct; that I have been advised of my right to a hearing  
5 and of the right to be represented by counsel in this matter; that I voluntarily consent to the entry  
6 of this Order without any force or duress, expressly waiving any right to a hearing in this matter;  
7 that I understand that the Director reserves the right to take further actions against me to enforce  
8 this Order or to take appropriate action upon discovery of other violations of the Oregon  
9 Mortgage Lender Law by me; and that I will fully comply with the terms and conditions stated  
10 herein.

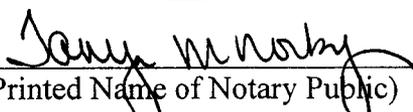
11 I further assure the Director that I will not engage in the activities of mortgage banker or  
12 mortgage broker unless such activities are in full compliance with Chapter 59 of the Oregon  
13 Revised Statutes.

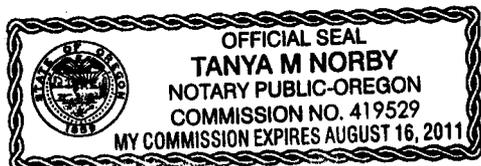
14 I understand that this Consent Order is a public document.

15 Dated this 28<sup>th</sup> day of FEBRUARY, 2008.

16   
17 \_\_\_\_\_  
18 Debra Quinn

19 SUBSCRIBED AND SWORN to before me this 28<sup>th</sup> day of February, 2008.

20   
21 \_\_\_\_\_  
22 (Printed Name of Notary Public)  
23 Notary Public



24 for the State of: Oregon  
25 My commission expires: 8-16-2011  
26

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1 **CORPORATE CONSENT TO ENTRY OF ORDER**

2 **for Debra Quinn on behalf of Portland Financial Inc.,**

3 **dba Altamont Mortgage, dba PFG Mortgage Co., and dba EFG Mortgage**

4  
5 I, Debra Quinn, state that I was an officer of Portland Financial Inc., dba Altamont  
6 Mortgage, dba PFG Mortgage Co., dba EFG Mortgage, and I am authorized to act on their  
7 behalf; that I have read the foregoing Order and that I know and fully understand the contents  
8 hereof; that the factual allegations stated herein are true and correct; that I and these entities have  
9 been advised of the right to a hearing and of the right to be represented by counsel in this matter;  
10 that Portland Financial Inc., dba Altamont Mortgage, dba PFG Mortgage Co., dba EFG  
11 Mortgage, voluntarily and without any force or duress, consent to the entry of this Order,  
12 expressly waiving any right to a hearing in this matter; that Portland Financial Inc., dba Altamont  
13 Mortgage, dba PFG Mortgage Co., dba EFG Mortgage understand that the Director reserves the  
14 right to take further actions to enforce this Order or to take appropriate action upon discovery of  
15 other violations of the Oregon Mortgage Lender Law; and that Portland Financial Inc., dba  
16 Altamont Mortgage, dba PFG Mortgage Co., dba EFG Mortgage will fully comply with the  
17 terms and conditions stated herein.

18 Portland Financial Inc., dba Altamont Mortgage, dba PFG Mortgage Co., dba EFG  
19 Mortgage further assure the Director that neither Portland Financial Inc., dba Altamont  
20 Mortgage, dba PFG Mortgage Co., dba EFG Mortgage, nor their officers, directors, employees  
21 or agents will engage in residential mortgage transactions in Oregon unless such activities are in  
22 full compliance with Chapter 59 of the Oregon Revised Statutes.

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1 Portland Financial Inc., dba Altamont Mortgage, dba PFG Mortgage Co., dba EFG Mortgage  
2 understand that this Consent Order is a public document.

3 Dated this 28<sup>th</sup> day of FEBRUARY, 2008.

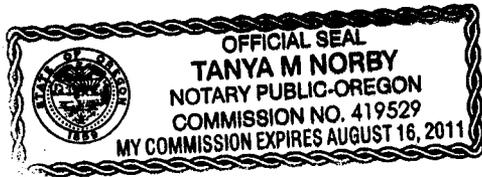
4  
5 By   
6 Debra Quinn

7 PRESIDENT  
8 (Office Held)

9 **CORPORATE ACKNOWLEDGMENT**

10 There appeared before me this 28<sup>th</sup> day of February, 2008, Debra Quinn, who was first duly  
11 sworn on oath, and stated that she was President of Portland Financial Inc., dba  
12 Altamont Mortgage, dba PFG Mortgage Co., dba EFG Mortgage, and that she is authorized and  
13 empowered to sign this Consent to Entry of Order on behalf of Portland Financial Inc., dba  
14 Altamont Mortgage, dba PFG Mortgage Co., dba EFG Mortgage, and to bind Portland Financial  
15 Inc., dba Altamont Mortgage, dba PFG Mortgage Co., dba EFG Mortgage, to the terms hereof.

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\_\_\_\_\_  
(Individual)  
Tanya M Norby  
(Printed Name of Notary Public)  
Notary Public  
for the State of: Oregon  
My commission expires: 8/16/2011

**CORPORATE CONSENT TO ENTRY OF ORDER  
for Debra Quinn on behalf of Altamont Mortgage Inc.**

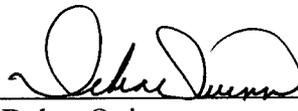
I, Debra Quinn, state that I was an officer of Altamont Mortgage Inc., and I am  
authorized to act on its behalf; that I have read the foregoing Order and that I know and fully  
understand the contents hereof; that the factual allegations stated herein are true and correct; that  
I and the entity have been advised of the right to a hearing and of the right to be represented by  
counsel in this matter; that Altamont Mortgage Inc., voluntarily and without any force or duress,

1 consents to the entry of this Order, expressly waiving any right to a hearing in this matter; that  
2 Altamont Mortgage Inc. understands that the Director reserves the right to take further actions to  
3 enforce this Order or to take appropriate action upon discovery of other violations of the Oregon  
4 Mortgage Lender Law; and that Altamont Mortgage Inc. will fully comply with the terms and  
5 conditions stated herein.

6 Altamont Mortgage Inc. further assures the Director that neither Altamont Mortgage Inc.,  
7 nor its officers, directors, employees or agents will engage in residential mortgage transactions in  
8 Oregon unless such activities are in full compliance with Chapter 59 of the Oregon Revised  
9 Statutes.

10 Altamont Mortgage Inc. understands that this Consent Order is a public document.

11 Dated this 28<sup>th</sup> day of FEBRUARY, 2008.

12  
13 By   
14 Debra Quinn

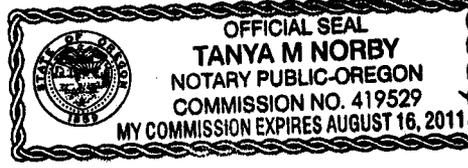
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20 is authorized and empowered to sign this Consent to Entry of Order on behalf of Altamont  
21 Mortgage Inc., and to bind Altamont Mortgage Inc. to the terms hereof.

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22  
23  
24  (Individual)  
25 Tanya M. Norby  
26 (Printed Name of Notary Public)  
Notary Public  
for the State of: Oregon  
My commission expires: 8-16-2011