

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

In the Matter of:

M-06-0006

DEBRA QUINN,
PORTLAND FINANCIAL INC.,
DBA ALTAMONT MORTGAGE,
DBA PFG MORTGAGE CO.,
DBA EFG MORTGAGE,
AND ALTAMONT MORTGAGE INC.,

ORDER TO CEASE AND DESIST
ORDER ASSESSING CIVIL PENALTIES
and
CONSENT TO ENTRY OF ORDER

Respondents.

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 169th 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.

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