

TN

18504

RESCISSION OF NOTICE OF DEFAULT

PETER J. GUZY and VICTORIA S. GUZY

Reference is made to that certain trust deed in which

was grantor, WILLIAM L. SISEMORE was trustee and

CERTIFIED MORTGAGE COMPANY was beneficiary; said trust deed was

recorded March 11, 19 82, in book/reel/volume No. M82 at page 3077 or as document/

fee/file/instrument/microfilm No. (indicate which), of the mortgage records of Klamath County, Oregon, and conveyed to the said trustee the following real property situated in said county:

See Exhibit A attached hereto and incorporated herein by this reference.

A notice of grantor's default under said trust deed, containing the beneficiary's or trustee's election to sell all or part of the above described real property to satisfy grantor's obligations secured by said trust deed was recorded on September 13, 19 82, in said mortgage records, in book/reel/volume No. M82 at page 12117 or as document/fee/file/instrument/microfilm No. (indicate which); thereafter, by reason of certain payments on said obligations made as permitted by the provisions of Section 87.760, Oregon Revised Statutes, the default described in said notice of default has been removed, paid and overcome so that said trust deed should be reinstated.

NOW, THEREFORE, notice hereby is given that the undersigned trustee does hereby rescind, cancel and withdraw said notice of default and election to sell; said trust deed and all obligations secured thereby hereby are reinstated and shall be and remain in force and effect the same as if no acceleration had occurred and as if said notice of default had not been given; it being understood, however, that this rescission shall not be construed as waiving or affecting any breach or default—past, present or future—under said trust deed or as impairing any right or remedy thereunder, or as modifying or altering in any respect any of the terms, covenants, conditions or obligations thereof, but is and shall be deemed to be only an election without prejudice, not to cause a sale to be made pursuant to said notice so recorded.

IN WITNESS WHEREOF, the undersigned trustee has hereunto set his hand and seal; if the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its Board of Directors.

DATED: December 13, 19 82.

William M. Ganong

William M. Ganong

Trustee

(If executed by a corporation, affix corporate seal)

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

(ORS 93.490)

STATE OF OREGON, } ss.

County of Klamath
December 13, 19 82

Personally appeared the above named

William M. Ganong

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Bernice D. Knapp
Notary Public for Oregon
My commission expires: 9-13-84

STATE OF OREGON, County of) ss.
Personally appeared, 19 , and

each for himself and not one for the other, did say that the former is the who, being duly sworn, president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

RESCISSION OF NOTICE OF DEFAULT

PETER J. GUZY

VICTORIA S. GUZY

TO

CERTIFIED MORTGAGE CO.

RAYMOND BUDDEN

AFTER RECORDING RETURN TO
William M. Ganong
1151 Pine Street
Klamath Falls OR 97601

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,) ss.
County of

I certify that the within instrument was received for record on the day of 19 ,

at o'clock M., and recorded in book/reel/volume No. on page or as document/fee/file/instrument/microfilm No.

Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME TITLE
By Deputy

EXHIBIT "A"

DESCRIPTION

A parcel of land including Lot 4, Block 39, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, Lot 6 and a portion of Lot 7, Block 17 of EWAUNA HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, said parcel being more particularly described as follows:

Beginning at the most Northerly corner of said Lot 4, Block 39, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, said point being on the Southeasterly line of Grant Street; thence South $51^{\circ} 15'$ East, along the Northeasterly line of said Lot 4 to the most Easterly corner thereof; thence continuing South $51^{\circ} 15'$ East to a point on the Southeasterly line of Lot 7, Block 17, EWAUNA HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, said point being North $39^{\circ} 05'$ East a distance of 34.2 feet from the most Southerly corner of said Lot 7; thence continuing South $39^{\circ} 05'$ West, along the Southeasterly lines of Lot 7 and Lot 6, Block 17, EWAUNA HEIGHTS, a distance of 86.6 feet, more or less to the most Southerly corner of said Lot 6; thence North $50^{\circ} 55'$ West along the Southwesterly line of said Lot 6 to the Southeasterly line of Grant Street; thence North $39^{\circ} 05'$ East, along the Southeasterly line of Grant Street a distance of 37.0 feet to the Northerly line of said Lot 6; thence continuing North $38^{\circ} 45'$ East, along the Southeasterly line of Grant Street a distance of 49.6 feet to the point of beginning, in the County of Klamath, State of Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 17th day of December A.D. 19 82 at 10:23 clock A.M., and
duly recorded in Vol. M82, of Mortgages on Page 18022

By Evelyn Biehn, County Clerk
Bernetha A. Ketch

Fee \$8.00