

2010-009260

Klamath County, Oregon



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08/05/2010 03:32:06 PM

Fee: \$37.00

AFTER RECORDING RETURN TO:

Shapiro & Sutherland, LLC
5501 N.E. 109th Court, Suite N
Vancouver, WA 98662
10-104722
ATE 67843

RESCISSION OF NOTICE OF DEFAULT

Reference is made to that certain trust deed in which Dawn M. Cowan, was the grantor, Regional Trustee Services was trustee and Beneficial Oregon Inc. was the beneficiary, said trust deed was recorded June 29, 2007, as Instrument No. 2007-011704, in the mortgage records of Klamath County, Oregon and conveyed to the said trustee the following real property:

Lot 4, Block 1, Klamath River Sportsman's Estates, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

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 June 24, 2010, in Book No. 2010 at Page 7665, in the mortgage records; thereafter by reason of the default being cured as permitted by the provisions of Section 86.753, Oregon Revised Statute, 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 is hereby 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.

Dated: 8/4/2010

By: [Signature]

Kelly D. Sutherland, Successor Trustee

STATE OF WASHINGTON)

)ss.

COUNTY OF CLARK)

This instrument was acknowledged before me on August 4, 2010, by Kelly D. Sutherland, Successor Trustee.

Before me:

Katherine D. Berg
Notary Public for Washington
My Commission Expires: 10-29-2013

