WC 6776H

AFTER RECORDING RETURN TO: Shapiro & Sutherland, LLC 5501 N.E. 109th Court, Suite N Vancouver, WA 98662 10-104479 2010-011971 Klamath County, Oregon



10/11/2010 03:20:32 PM

Fee: \$37.00

## RESCISSION OF NOTICE OF DEFAULT

Reference is made to that certain trust deed in which Peggy J. Ricards and Craig E. Ricards, an estate in fee simple as tenants by the entirety, wife and husband was the grantor, First American Title was trustee and America's MoneyLine Inc. was the beneficiary, said trust deed was recorded December 19, 2003, in Volume M03 at Page 92293, in the mortgage records of Klamath County, Oregon and conveyed to the said trustee the following real property:

The Northerly 65.4 of Lot 8 in Fair Acres Subdivision No.1, 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 2, 2010, in Volume 2010 at Page 6686, 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 (2/8/2010

Kelly D. Sutherland, Successor Trustee

STATE OF WASHINGTON

)ss.

COUNTY OF CLARK

This instrument was acknowledged before me on October 8, 2010, by Kelly D. Sutherland,

Successor Trustee.

Before me:

Notary Public for Washington

My Commission Fries: 10 VIII

MELISSA MARIE COX NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES

OCTOBER 29. 2012

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