

Agp 67300

2012-000566

Klamath County, Oregon



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RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

01/23/2012 11:32:57 AM

Fee: \$52.00

AFTER RECORDING RETURN TO:

Cal-Western Reconveyance Corp
525 East Main St
El Cajon, CA 92020
TS#_1248081-09__

TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a): RESCISSION OF NOTICE OF DEFAULT

DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160:

1. Trustee: Cal-Western Reconveyance Corp., 525 East Main St, El Cajon, CA 92020

INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160:

1. Trustor: Steve A. Klus, 2943 Hope St., Klamath Falls, OR 97603
2. Beneficiary: CitiMortgage, Inc., 1000 Technology Drive, MS 314, O Fallon, MO 63368-2240

52DMT

After recording return to:

CITIMORTGAGE, INC.
1000 TECHNOLOGY DRIVE, MS 314
O FALLON MO 63368-2240

(Recorder's Use)

T.S. No. 1248081-09

RESCISSION OF NOTICE OF DEFAULT

Reference is made to that certain Trust Deed in which STEVE A KLUS AND TAMATHA C KLUS was Grantor,

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BCK CAPITAL INC. was Beneficiary

and said Trust Deed was recorded October 12, 2005, in book/reel Volume No. M05 at page 66351 or as fee/file/instrument/microfilm/reception No.XX (indicate which), of the mortgage records of KLAMATH County, Oregon, and conveyed to the said trustee the following real property situated in said county:

PARCEL 1: A PORTION OF TRACT 22 GIENGER'S HOME TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A.

A notice of grantor's default under said trust deed, containing the beneficiary's or trustee's election to sell the above described real property to satisfy grantor's obligations secured by said trust deed was recorded on December 21, 2009, in said mortgage records in book/ reel/volume No. 2009 at page 15905 or as fee/file/instrument/microfilm/reception No. XX (indicate which); thereafter by reason of certain payments on said obligations made as permitted by the provisions of Section 86.760, 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 CAL-WESTERN RECONVEYANCE CORPORATION 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 of 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 its 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.

RESCISSION OF NOTICE OF DEFAULT

T.S. No. 1248081-09

CAL-WESTERN RECONVEYANCE CORPORATION

pcampbell
Pamela Campbell, A.V.P.

Dated: January 04, 2012

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

On JAN 04 2012 before me, Rosalyn Hall
a Notary Public, personally appeared Pamela Campbell, A.V.P., who proved to me on
the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the
instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal

(Seal)

Signature

Rosalyn Hall



TS#1248081-09

Exhibit "A"

PARCEL 1:

A portion of TRACT 22 GIENGER'S HOME TRACTS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is 635 feet West and 156.6 feet North and thence East 100 feet from the Southeast corner of TRACT 22 OF GIENGER'S HOME TRACTS, which point is also the Southeast corner of that certain parcel conveyed to Francis William Russ, et ux., by Klamath County Deed Volume 325, page 69; thence North along the East line of said parcel to the Northeast corner thereof; thence East at right angles a distance of 148 feet, more or less, to the East line of that certain parcel conveyed to Fred W Russ, et ux., by Klamath County Deed Volume 109, page 345; thence South along the East line of said last mentioned parcel a distance of 100 feet; more or less, to the Southeast corner thereof; thence West along the South line of said parcel a distance of 148 feet, more or less, to the point of beginning.

PARCEL 2:

A portion of TRACT 22 GIENGER'S HOME TRACTS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is on the East line of Hope Street, which point is 635 feet West and 156.6 feet North of the Southeast corner of TRACT 22 of GIENGER'S HOME TRACTS; thence East 100 feet to a point; thence North parallel to the East line of Hope Street 100 feet to a point; thence West 100 feet to a point on the East line of Hope Street which is 100 feet North of the point of beginning; thence South along said East line 100 feet to the point of beginning.