

1st 1801169

2012-001960

Klamath County, Oregon



00114366201200019600020024

02/22/2012 03:56:31 PM

Fee: \$42.00

**RECORDING COVER SHEET
FOR CONVEYANCES, PER ORS 205.234**

*THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR
RECORDING. ANY ERRORS IN THIS COVER SHEET
DO NOT AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.*

AFTER RECORDING RETURN TO

Northwest Trustee Services, Inc.

Attn: Kathy Taggart

PO Box 997

Bellevue, WA 98006-0997

File No. 7023.97683

1. NAME(S) OF THE TRANSACTION(S),

Rescission of Notice of Default and Election to Sell

2. DIRECT PARTY or LENDER, TRUSTEE

Wells Fargo Bank, N.A.
3476 Stateview Blvd.
Fort Mill, SC 29715

Northwest Trustee Services, Inc.
PO Box 997
Bellevue, WA 98006-0997

3. INDIRECT PARTY or GRANTEE,

Sherry L. Shepherd
5237 MAZAMA DRIVE
KLAMATH FALLS, OR 97603

Deed Reference: 2010-006812

Rescission of Notice of Default

Re: Trust Deed from Sherry L. Shepherd	Grantor
To Northwest Trustee Services, Inc.	Trustee

After Recording Return to
Attn: Kathy Taggart
Northwest Trustee Services, Inc.
P.O. Box 997
Bellevue, WA 98009-0997

Reference is made to that certain trust deed dated 05/20/10 in which Sherry L. Shepherd was grantor, Fidelity National Title Insurance Company was trustee and Wells Fargo Bank, N.A. was beneficiary and recorded 06/03/10, as 2010-006812 of the mortgage records of KLAMATH County, Oregon. The trust deed conveyed to the trustee the following real property situated in said county:

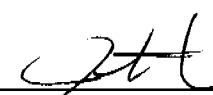
As described in said Trust Deed

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 the trust deed was recorded 12/13/11, in the mortgage records of KLAMATH County, as 2011-013747.

NOW, THEREFORE, notice hereby is given that the undersigned trustee does hereby rescind, cancel and withdraw the notice of default and election to sell. It being understood, however, that this rescission shall not be construed as waiving or affecting any breach or default—past, present or future—under the 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 the notice so recorded.

IN WITNESS WHEREOF, the undersigned trustee has executed this document; if the undersigned is a corporation, it has caused its name to be signed and seal affixed by an officer duly authorized thereto by order of its Board of Directors.

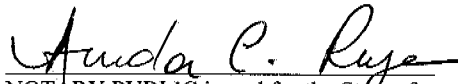
Dated: 2/17/2012


Northwest Trustee Services, Inc., Trustee
Northwest Trustee Services, Inc. is successor by
merger to Northwest Trustee Services, PLLC
(formerly known as Northwest Trustee Services,
LLC)

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that JEFF STENMAN is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as an Assistant Vice President of Northwest Trustee Services, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2.17.2012


NOTARY PUBLIC in and for the State of
Washington, residing at RENTON
My commission expires 12.26.2015

File Number: 7023.97683

ANDA C. RUJA
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
12-26-15