14 1765246

## 2012-002473 Klamath County, Oregon



## **Recording Cover Sheet**

PER ORS 205.234

03/08/2012 11:27:12 AM

Fee: \$42.00

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET <u>DOES NOT</u> AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

## **AFER RECORDING RETURN TO:**

Name and address of the person authorized to receive the Instrument after recording, as required by ORS 205.180(4) And ORS 205.238

Northwest Trustee Services, Inc. PO Box 997 Bellevue, WA 98009-0997

File Number: 7021.10257

1.		scribed in the attached instrument and required by ORS 15.010 "means any action required or permitted by state law or rule of limited to, any transfer, encumbrance or release affecting title to	
	Rescission of Notice of Default		
2.	Grantor(s) / Indirect, as described in ORS	205.160	
	Mark D. Kranig	Ruth C. Kranig	
	5540 Homedale Road	5540 Homedale Road	
	Klamath Falls, OR 97603	Klamath Falls, OR 97603	
3.	3. Grantee (s) / Direct, as described in ORS 205.160		
	Northwest Trustee Services, Inc.	Bank of America, N.A.	
	PO Box 997	400 National Way	
	Bellevue, WA 98009-0997	Simi Valley, CA 93065	
4.	TRUE AND ACTUAL CONSIDERATION title to any real estate and all memoranda of such instrum	N PAID for instruments conveying or contracting to convey fee ments, reference ORS 93.030.	
	\$0 - No Dollars		
5.	UNTIL A CHANGE IS REQUESTED, AL FOLLOWING ADDRESS: for instruments conveying 93.260	L TAX STATEMENTS SHALL BE SENT TO THE g or contracting to convey fee title to any real estate reference ORS	
	NA, Not Applicable		
6.	Deed Reference # à	007-011997	

Grantor
_
Trustce

Reference is made to that certain trust deed dated 06/28/07 in which Mark D. Kranig and Ruth C. Kranig as tenants by the entirety was grantor, First American Title Insurance was trustee and Mortgage Electronic Registration Systems, Inc. solely as nominee for Gateway Business Bank, DBA Mission Hills Mortgage Bankers, its successors and assigns was beneficiary and recorded 07/03/07, as 2007-011997 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 11/03/11, in the mortgage records of Klamath County, as 2011-012379.

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:

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 Winston Khan is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he 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.

LEAH M. OCONNOR STATE OF WASHINGTON **NOTARY PUBLIC** 

12-13-14

File Number:

7021.10257

MY COMMISSION EXPIRES

Washington, residing at My commission expires 12

MOTARY PUBLIC in and for the