

2016-008335

Klamath County, Oregon

08/08/2016 09:28:02 AM

Fee: \$57.00

RECORDING REQUESTED BY:

CitiMortgage, Inc.
c/o McCarthy Holthus, LLP
920 SW 3rd Avenue, First Floor
Portland, OR 97204

WHEN RECORDED MAIL TO:

McCarthy Holthus, LLP
920 SW 3rd Avenue, First Floor
Portland, OR 97204

MH file No.: OR-15-693481-CV

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**CORRECTION OF ERROR(S) IN THE DEED AND MORTGAGE
RECORDS RELATING TO A TRUST DEED (ORS 86.705 to 86.815)**

By agreement of all parties and with the mutual intent to restore and/or reinstate the Original Deed of Trust and subsequent assignments to the positions all had held prior to the recordation of the below mentioned Trustee's Deed, this instrument is recorded to provide notice of an error relating to:

Original Deed of Trust

County Clerk Instrument Record No.:

Vol. M04, Page 21038

Grantor (name): Alex C. Nosik

Original Trustee (name): First American Title Company

Original Beneficiary (name): Whidbey Island Bank

Assignee(s), if any (name(s)): CitiMortgage, Inc.

THE DEED OF TRUST encumbers real property located in the County of Klamath, State of Oregon, described as follows:

Lot 5 Block 41 Buena Vista Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Property address: 2342 California Avenue, Klamath Falls, Oregon 97601

The error to be corrected is (check one):

☒ Erroneous reconveyance of trust deed

Date of recording: June 8, 2004

County clerk Instrument No.: Vol. M04, Page 36611

☐ Erroneous recording of Trustee's Deed

Date of recording: n/a

County clerk instrument record No.: n/a

The result of this error correction is (check one):

☒ The original trust deed is hereby reinstated; or

☐ The Trustee's Deed is set aside as though the erroneous instrument had not been recorded.

THE EXPRESS PURPOSE of this Correction of Error is to return the priority and existence of all title and lien holders to the status quo as existed prior to the trustee's sale.

NOW THEREFORE, THE UNDERSIGNED HEREBY ADVISES ALL PERSONS THAT THE TRUSTEE'S DEED UPON SALE SHALL BE OF NO FORCE AND EFFECT WHATSOEVER. THE DEED OF TRUST DATED February 7, 2005, RECORDED 2/9/2005, AS INSTRUMENT NUMBER 2005-011735, IS IN FULL FORCE AND EFFECT.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT

OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: August 3, 2016

Lauri Mathews

By: Umpqua Bank, Successor to Pacific Cascades Financial, Inc., Trustee for Sterling Savings Bank, a Washington Corporation, successor by merger of Klamath First Federal Savings and Loan Association

State of: Washington ss

County of: Spokane

On this 3rd day of Aug, 2016 before me Dana M Conley a notary public personally appeared Lauri Mathews, who proved to be 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.
WITNESS my hand and official seal

I certify under PENALTY OF PERJURY under the laws of the state of Washington that the foregoing paragraph is true and correct.

Signature Dana M Conley

