

AFTER RECORDING RETURN TO:  
Shapiro & Sutherland, LLC  
1499 SE Tech Center Place, Suite 255  
Vancouver, WA 98683  
18-124076

2019-000372

Klamath County, Oregon

01/14/2019 09:46:01 AM

Fee: \$87.00

## RESCISSION OF NOTICE OF DEFAULT

Reference is made to that certain trust deed in which Jerald Sullivan, was the grantor, Fidelity National Title of Oregon was trustee and Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Universal American Mortgage Company, LLC, a Florida Limited Liability Company, its successors and assigns was the beneficiary, said trust deed was recorded October 2, 2013, as 2013-011216, in the mortgage records of Klamath County, Oregon and conveyed to the said trustee the following real property:

LOT 4, BLOCK 8 OF FIRST ADDITION TO KENO WHISPERING PINES,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF  
COUNTY CLERK, 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 October 23, 2018, as 2018-012939, 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, KELLY D. SUTHERLAND, SHAPIRO & SUTHERLAND, LLC, 1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683, 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.

The Successor Trustee, Shapiro & Sutherland, LLC, has authorized the undersigned Attorney to execute the document on the Successor Trustee's behalf as allowed under ORS 86.713(9).

Shapiro & Sutherland, LLC  
Successor Trustee

Dated: 1/11/2019

By: [Signature]  
Kelly D. Sutherland  
ESP 033575

STATE OF WASHINGTON )

)ss.

COUNTY OF CLARK )

This instrument was acknowledged before me on this 11 day of January, 2019, by Kelly Sutherland.

Before me:

[Signature]  
Notary Public for Washington

My Commission Expires: 10/6/2020

