

2019-003911

Klamath County, Oregon

04/12/2019 08:38:01 AM

Fee: \$92.00

AFTER RECORDING RETURN TO:

Shapiro & Sutherland, LLC
1499 SE Tech Center Place, Suite 255
Vancouver, WA 98683
18-123916

RESCISSION OF NOTICE OF DEFAULT

Reference is made to that certain trust deed in which Thomas Eisenmenger, was the grantor, First American Title Insurance Company was trustee and Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Stearns Lending, Inc., its successors and assigns was the beneficiary, said trust deed was recorded April 19, 2010, as 2010-004684, in the mortgage records of Klamath County, Oregon and conveyed to the said trustee the following real property:

See Legal Description attached and incorporated hereto as Exhibit "A"

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 April 8, 2019, as 2019-003711, 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: 4/11/2019

By: [Signature]
Kelly D. Sutherland
DOB # 878575

STATE OF WASHINGTON)
)ss.
COUNTY OF CLARK)

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

Before me:

[Signature]
Notary Public for Washington
My Commission Expires: 9.12.22

NOTARY PUBLIC
STATE OF WASHINGTON
NATALIE TARAS
MY COMMISSION EXPIRES
MARCH 12, 2022

Exhibit "A"

The Southerly portion of Lot 19 and the Southerly portion of the westerly 10 feet of Lot 18, all in Block 5, of Tract No. 1003, Third Addition to Moyina, according to the Official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning at a 1/2 inch iron pin situated on the North right of way line of Milbert Avenue and being 10.00 feet East of the Southeast corner of said Lot 19; thence West and Northwesterly along the south and Westerly line of said Lot 19 to a 1/2 inch iron pin, which is South 35° 03' 10" east a distance of 92.49 feet from the Northwest corner of said Lot 19; thence North 70° 16' 30" East a distance of 114.82 feet; thence South 96.94 feet to the point of beginning.