

AFTER RECORDING RETURN TO:
Shapiro & Sutherland, LLC
1499 SE Tech Center Place, Suite 255
Vancouver, WA 98683
18-123245

2019-012831

Klamath County, Oregon

11/01/2019 10:32:01 AM

Fee: \$92.00

RESCISSION OF NOTICE OF DEFAULT

Reference is made to that certain trust deed in which Steven J. Wilsey and Patricia A. Wilsey, tenants by the entirety, was the grantor, First American Title Insurance Company was trustee and JPMorgan Chase Bank, N.A. was the beneficiary, said trust deed was recorded November 16, 2012, as 2012-012783, in the mortgage records of Klamath County, Oregon and conveyed to the said trustee the following real property:

See complete Legal Description attached and incorporated hereto as Exhibit 1

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 November 20, 2018, as 2018-014093, 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: 11/1/2019

By:

Kelly D. Sutherland
2018-014093

STATE OF WASHINGTON)

)ss.

COUNTY OF CLARK)

This instrument was acknowledged before me on this 1st day of November, 2019, by Kelly D. Sutherland.

Before me:

Kira Lynch
Notary Public for Washington
My Commission Expires: 10/6/2020

KIRA LYNCH
Notary Public
State of Washington
My Commission Expires
October 06, 2020

Exhibit 1

Described in the Deed of Trust as:

A PARCEL OF LAND SITUATED IN THE STATE OF OREGON, COUNTY OF KLAMATH, WITH A STREET LOCATION ADDRESS OF 4926 GROSBEAK DR; KLAMATH FALLS, OR 97601-8675 CURRENTLY OWNED BY STEVEN J WILSEY AND PATRICIA A WILSEY HAVING A TAX IDENTIFICATION NUMBER OF R889969 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED IN BOOK/PAGE OR DOCUMENT NUMBER 5-64704 DATED 9/19/2005 AND FURTHER DESCRIBED AS RYR, RANCHVIEW ESST TR 1422, LOT 1089.

And more accurately described as:

Lot 1089, Tract 1422, Ranchview Estates, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.