

2021-009410

Klamath County, Oregon

06/15/2021 01:50:00 PM

Fee: \$87.00

AFTER RECORDING RETURN TO

ZBS Law, LLP
5 Centerpointe Dr., Suite 400
Lake Oswego, OR 97035
Phone: (503) 946-6558

TS#: 18-52643
Property Address:
41763 ROYAL COACHMAN
CHILOQUIN, OREGON 97624

RESCISSION OF NOTICE OF DEFAULT

Reference is made to that certain trust deed in which RODNEY W. CHILDERS was grantor. NONE LISTED was trustee and CITIFINANCIAL, INC. was beneficiary, said trust deed was recorded on 12/12/2007, as Instrument No. 2007-020785, of the mortgage records of Klamath County, Oregon and conveyed to the said trustee the following real property situated in said county:

LOTS 16 AND 17 IN BLOCK 1 OF RAINBOW PARK ON THE WILLIAMSON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

The Tax Assessor's Account ID for the Real Property is purported to be: R-3407-022DC-00100 / 192883 & R-3407-022DC-00600 / 192865

The street address or other common designation, if any for the real property described above is purported to be:

**41763 ROYAL COACHMAN
CHILOQUIN, OREGON 97624**

A notice of grantor's default under said trust deed, containing the beneficiary's or trustee's election to sell all of part of the above described real property to satisfy grantor's secured by said trust deed was recorded on 3/11/2021, in said mortgage records, in book/reel/volume/no. N/A at page N/A or as fee/file/instrument/microfilm No. 2021-003702: thereafter by reason of Oregon HB 2009, this notice of default is being rescinded, and said trust deed should be reinstated.

Now therefore, notice is hereby given that the undersigned trustee 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 affect 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 implying or affecting an breach or default (past, present or future) under said trust deed or impairing any right or remedy thereunder, or as modifying or altering in any respect 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, as required by Oregon HB 2009.

Dated: 6/9/2021

ZBS Law, LLP

By:

Bradford Ellis Klein, OSB#165784

ZBS Law, LLP

Authorized to sign on behalf of the trustee


A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On 6/9/2021, before me, Julie Simpkins, a Notary Public, personally appeared, Bradford Ellis Klein, who proved to me 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.

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

WITNESS my hand and official seal.


Julie Simpkins (Seal)

