

**2022-005531**

**Klamath County, Oregon**

05/02/2022 11:58:01 AM

Fee: \$92.00

AFTER RECORDING RETURN TO

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

TS#: 21-62668

Property Address:

2463 RECLAMATION AVE (aka 2467 RECLAMATION AVE)  
KLAMATH FALLS, OREGON 97601

### **RESCISSION OF NOTICE OF DEFAULT**

Reference is made to that certain trust deed in which ALBERTO MATA AND LETICIA MATA was grantor. FIRST AMERICAN TITLE was trustee and CITIFINANCIAL, INC. was beneficiary, said trust deed was recorded on 2/25/2008, as Instrument No. 2008-002293, of the mortgage records of Klamath County, Oregon and conveyed to the said trustee the following real property situated in said county:

LOT 724, BLOCK 129, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON.  
SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON.

More accurately described as:

Lot 724, in Block 129 of MILLS 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.

The Tax Assessor's Account ID for the Real Property is purported to be: 3809-033DA-06800 / 614918

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

**2463 RECLAMATION AVE (aka 2467 RECLAMATION AVE)  
KLAMATH FALLS, OREGON 97601**

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 3/1/2022, in said mortgage records, in book/reel/volume/no. N/A at page N/A or as fee/file/instrument/microfilm No. 2022-002552: thereafter by reason of the default being cured as permitted by the provisions of Section 86,753, Oregon Revised Statutes, 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 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.

Dated: 4/27/2022

**ZBS Law, LLP**

By: \_\_\_\_\_

Bradford Ellis Klein, QSB#165784

ZBS Law, LLP

Authorized to sign on behalf of the trustee

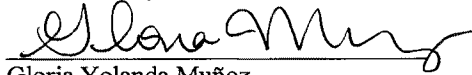
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Orange

On 4/27/2022 before me, Gloria Yolanda Muñoz 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.



Gloria Yolanda Muñoz

(Seal)

