

**2022-012674**

**Klamath County, Oregon**

10/25/2022 03:51:02 PM

Fee: \$97.00

**AFTER RECORDING RETURN TO:**

The Mortgage Law Firm, LLC, Successor Trustee  
650 NE Holladay Suite 1600  
Portland, OR 97232

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TS No. **160351**

APN No. **121291**

**RESCISSION OF NOTICE OF DEFAULT**

Reference is made to that certain trust deed made by **Benjamin Keeney** as grantor, **Northwest Trustee Services, LLC, Limited Liability Company**, as trustee, in favor of **Mortgage Electronic Registration Systems, Inc.** as designated nominee for **Guild Mortgage Company, A California Corporation**, as beneficiary, dated **01/13/2010**, recorded on **01/21/2010**, Inst No. **2010-000808** and **Modified by Modification recorded 12/23/2021 by Instrument No. 2021-019014** in the records of **Klamath County, Oregon**, covering the following described real property situated in said County and State, to wit:

**Lot 1 in Block 12, Original Town of Merrill, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon**

**COMMONLY KNOWN AS: 334 Main Street Merrill, OR 97633**

The Successor Trustee caused to be recorded a Notice of Default and Election to Sell, dated, 9/7/2022, recorded on 9/12/2022 as Instrument No. 2022-011009.

NOW THEREFORE, notice hereby is given that the Beneficiary and/or Successor Trustee, The Mortgage Law Firm, LLC, undersigned, does hereby rescind, cancel and withdraw said Notice of Default and Election to Sell; it being understood, however, that this rescission shall not be construed as waiving or affecting any breach of default-past, present or future-under said trust deed of 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, The Mortgage Law Firm, LLC, has authorized the undersigned attorney to execute the document on the Successor Trustee's behalf as allowed under ORS 86.713(8).

Dated:

10-25-2022

The Mortgage Law Firm, LLC

*E. Marshack*

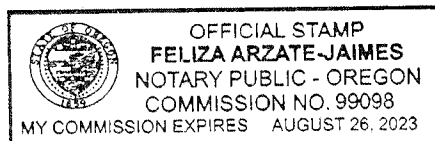
Eric Marshack OSB# 050166

State of Oregon } SS  
County of Multnomah

On October 25, 2022 before me, Feliza Arzate J., a Notary Public in and for said state, personally appeared Eric Marshack 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 Oregon that the foregoing paragraph is true and correct.

WITNESS my hand and official seal



Feliza Arzate James  
Notary Public  
(This area for Official Notary Seal)

(This area for Official Notary Seal)