

2023-001620

Klamath County, Oregon

03/09/2023 03:21:01 PM

Fee: \$92.00

AFTER RECORDING RETURN TO:

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

TS No. 163541

APN No. 474711

RESCISSION OF NOTICE OF DEFAULT

Reference is made to that certain trust deed made by Damian Woodward as grantor, **AmeriTitle**, as trustee, in favor of **Mortgage Electronic Registration Systems, Inc. as designated nominee for**, as beneficiary, dated **04/13/2015**, recorded on **04/15/2015**, Inst No. **2015-003512** in the records of **Klamath** County, Oregon, covering the following described real property situated in said County and State, to wit:

The central 36 feet and 8 inches of Lots 6 and 7 in Block 9 of EWAUNA HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Being more particularly described as follows:

Beginning on the Easterly line of Second Street at a point thereon 36 feet and 8 inches Southeasterly from the most Westerly corner of Lot 6 aforesaid; thence Southeasterly along said line of Second Street 36 feet and 8 inches; thence Northeasterly and parallel with Jefferson Street, 104.2 feet, more or less, to the Easterly line of Lot 7 aforesaid; thence Northwesterly along the said line of Lot 7, 36 feet and 8 inches; thence Southwesterly and parallel with Jefferson Street, 104.2 feet, more or less, to the place of Beginning

COMMONLY KNOWN AS: 429 N. 2nd St, Klamath Falls, OR, 97601

The Successor Trustee caused to be recorded a Notice of Default and Election to Sell, recorded on **02/10/2023** as Instrument No. **2023-000959**. (2) After cure of the default under subsection (1) of this section, all proceedings under ORS 86.782 shall be dismissed by the trustee, and the obligation and trust deed shall be reinstated and shall remain in force the same as if no acceleration had occurred.

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: 3-9-2023

The Mortgage Law Firm, LLC

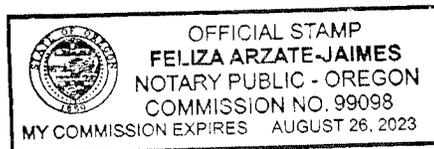
Eric Marshack, OSB #050166
Managing Attorney

State of Oregon } SS
County of Multnomah

On March 9, 2023 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)