2023-002996

Klamath County, Oregon 04/21/2023 10:33:01 AM

Fee: \$92.00

AFTER RECORDING RETURN TO:

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

TS No. 160586

APN No. 203014

RESCISSION OF NOTICE OF DEFAULT

Reference is made to that certain trust deed made by Harold Bell Wright, A Married Person as grantor, Alan E. South, Attorney at Law, South & Associates, as trustee, in favor of Urban Financial Group, Inc., as beneficiary, dated 02/20/2008, recorded on 02/27/2008, Inst No. 2008-002467 in the records of Klamath County, Oregon, covering the following described real property situated in said County and State, to wit:

LOT 10 IN BLOCK 15 OF CHILOQUIN FIRST ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY OREGON

COMMONLY KNOWN AS: 118 S. Klamath Avenue, Chiloguin, OR, 97624

The Successor Trustee caused to be recorded a Notice of Default and Election to Sell, recorded on 12/29/2022 as Instrument No. 2022-014606. (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.

paid and overcome so that said trust deed should be Paid in full.

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: , | The Mortgage Law Firm, LLC |
|---|---|
| 4-21-7033 | x & Marsh |
| | By: Jason L. Cotton, OSB #22375 |
| | Eric A. Marshack, OSB #050166 |
| State of <u>Oregon</u> }SS County of <u>Multnomah</u> | |
| On <u>April 21, 2023</u> before | me, Feliza Arzate J., a Notary |
| Public in and for | said state, personally appeared |
| Eric Marshack | who proved to me on the basis |
| | n(s) whose name(s) is/are subscribed to the within |
| | e/she/they executed the same in his/her/their authorized |
| upon behalf of which the person(s) acted, e | nature(s) on the instrument the person(s), or the entity |
| upon benan of which the person(s) acted, e | recured the institutions. |
| I certify under PENALTY OF PERJU under the laws of the State of Oregon t the foregoing paragraph is true and corr | official stamp feiliza Arzate-Jaimes ect. NOTARY PUBLIC - OREGON COMMISSION NO. 99098 |
| WITNESS my hand and official seal | MY COMMISSION EXPIRES AUGUST 26, 2023 |
| Hely Osutt Jume Notary Public (This area for Official Notary Seal) | (This area for Official Notary Seal) |