

2023-005538

Klamath County, Oregon

07/05/2023 03:54:02 PM

Fee: \$97.00

AFTER RECORDING RETURN TO:

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

TS No. 161557

APN No. 548624

RESCISSION OF NOTICE OF DEFAULT

Reference is made to that certain trust deed made by **Maya F. Cummings and Matthew Steckbauer** as grantor, **Amerititle, Inc.**, as trustee, in favor of **Mortgage Electronic Registration Systems, Inc. as designated nominee for BCK Capital Inc**, as beneficiary, dated **08/07/2020**, recorded on **08/07/2020**, Inst No. **2020-009809** in the records of **Klamath County, Oregon**, covering the following described real property situated in said County and State, to wit:

See attached exhibit A

COMMONLY KNOWN AS: 5195 Walton Dr, Klamath Falls, OR, 97603

The Successor Trustee caused to be recorded a Notice of Default and Election to Sell, recorded on **11/14/2022** as Instrument No. **2022-013254**. After cure of the default 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.

The default has been overcome so that said trust deed should be reinstated.

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: 7-5-2023

The Mortgage Law Firm, LLC

X E-Marshack
By: Jason L. Cotton, OSB #223275
Eric A. Marshack, OSB #050166 ✓

State of Oregon } SS
County of Multnomah

On July 5, 2023 before me, Feliza Arzate J., a Notary Public in and for said state, Eric Marshack personally appeared 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 Jaimes
Notary Public
(This area for Official Notary Seal)

(This area for Official Notary Seal)

EXHIBIT "A"

Portion of Lot 1, HOMEDALE, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which lies North 43°30' West a distance of 312.4 feet from the Southeast corner of Lot 1, Homedale, a platted subdivision in Klamath County, Oregon; thence North 25°00' East, 61.0 feet to a fence corner; thence South 66°40' East, 98.4 feet to an iron pipe; thence South 41°39' West 95.8 feet to an iron pipe; thence North 43°30' West, 76.2 feet to the point of beginning.

Unofficial
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