

2023-005539

Klamath County, Oregon

07/05/2023 03:56:02 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. 166029

APN No. 304147

RESCISSION OF NOTICE OF DEFAULT

Reference is made to that certain trust deed made by **Jason C Johnson** as grantor, Nextitle, as trustee, in favor of **Mortgage Electronic Registration Systems, Inc.** as designated nominee for **Klamath Mortgage, Inc.**, as beneficiary, dated **09/08/2014**, recorded on **09/10/2014**, Inst No. **2014-009444** in the records of **Klamath County, Oregon**, covering the following described real property situated in said County and State, to wit:

Lot 4 in Block 32 of HILLSIDE 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.

COMMONLY KNOWN AS: 1526 Crescent Ave, Klamath Falls, OR, 97601

The Successor Trustee caused to be recorded a Notice of Default and Election to Sell, recorded on **05/03/2023** as Instrument No. **2023-003351**. 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: 7-6-2023

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-James
Notary Public
(This area for Official Notary Seal)

(This area for Official Notary Seal)