

2023-006408

Klamath County, Oregon

07/31/2023 10:05:02 AM

Fee: \$92.00

After Recording Return To:

Joseph E. Kellerman
Hornecker Cowling LLP
14 N. Central Ave., Suite 104
Medford, OR 97501

RESCISSION OF NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed (the "Trust Deed") in which Donna G. Brasiel was grantor, AmeriTitle, LLC was trustee, and Rogue Federal Credit Union was current beneficiary, recorded on May 26, 2006 as instrument no. Volume M06, Page 10771 of the official records of Klamath County, Oregon. Joseph E. Kellerman was appointed successor trustee. The Trust Deed conveyed to the said trustee the following real property situated in Klamath County, Oregon:

Lot 13, Block 2 of LENOX ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

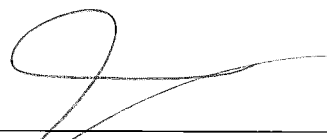
A notice of grantor's default under the Trust Deed (the "Notice of Default"), containing the beneficiary's or trustee's election to sell all or part of the above-described real property to satisfy grantor's obligations secured by the Trust Deed was recorded on May 22, 2023, as instrument no. 2023-003866 of the official records of Klamath County, Oregon; thereafter by reason of certain payments on said obligations made as permitted by the provisions of ORS 86.778 and payment agreement of grantor, the default described in said notice of default has been resolved so that the Trust Deed should be reinstated.

NOW, THEREFORE, notice hereby is given that the undersigned trustee does hereby rescind, cancel and withdraw the Notice of Default; the Trust Deed and all obligations secured thereby are reinstated and shall be and remain in force and effect the same as if no acceleration had occurred and as if the Notice of Default had not been given; it being understood, however, that this rescission shall not be construed as waiving or affecting any breach or default – past, present or future – under the Trust Deed or 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 the Notice of Default.

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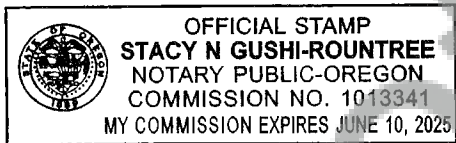
This Rescission of Notice of Default was signed on this 31st day of July, 2023.

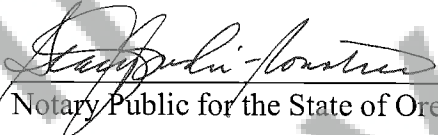


Joseph E. Kellerman
Successor Trustee

STATE OF OREGON)
) ss.
County of Jackson)

The foregoing instrument was acknowledged before me this 31st day of July, 2023 by Joseph E. Kellerman as Successor Trustee.





Notary Public for the State of Oregon
My commission expires: June 10, 2025