

2024-002319

Klamath County, Oregon

03/27/2024 01:30:01 PM

Fee: \$97.00

AFTER RECORDING RETURN TO

ZBS Law, LLP
5 Centerpointe Dr., Suite 400
Lake Oswego, OR 97035
Phone: (503) 946-6558

TS#: 23-67015
Property Address:
11489 HARPOLD ROAD
KLAMATH FALLS, OREGON 97603-9662

RESCISSION OF NOTICE OF DEFAULT

Reference is made to that certain trust deed in which LUANNE D DUNNING AND STACEY E ALLEN, WIFE AND HUSBAND was grantor. PACIFIC NORTHWEST COMPANY OF OREGON, INC. was trustee and Mortgage Electronic Registration Systems, Inc. ("MERS"), as designated nominee for QUICKEN LOANS INC., beneficiary of the security instrument, its successors and assigns was beneficiary, said trust deed was recorded on 6/30/2006, as Instrument No. M06-13381, of the mortgage records of Klamath County, Oregon and conveyed to the said trustee the following real property situated in said county:

PARCEL 1

THE S1/2 OF THE N1/2 OF THE SW1/4 OF SECTION 8, TOWNSHIP 40 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

EXCEPTING THEREFROM:

Beginning at the Southwest corner of said N ½ SW ¼; thence North along the West line of Section 8, a distance of 396 feet; thence East parallel to the South line of Section 8, a distance of 660 feet; thence South parallel to the West line of said Section 8, a distance of 396 feet; thence West along the South line of said N ½ SW ¼, a distance of 660 feet to the Point of Beginning.

Parcel 2

A portion of the N ½ SW ¼ of Section 8, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of said N ½ SW ¼, thence North along the West line of Section 8, a distance of 396 feet; thence East parallel to the South line of said Section 8, a distance of 660 feet; thence South parallel to the West line of said Section 8, a distance of 396 feet; thence West along the South line of said N ½ SW ¼ a distance of 660 feet to the Point of Beginning.

TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENTS OF RECORD:

A strip of land 20 feet in width lying parallel with and immediately adjacent to the Easterly boundaries of Lot 17 and the E ½ of the SE ¼ of Section 1 and the NE ¼ of NE ¼ and the Northerly 7 rods of the SE ¼

of the NE ¼ of Section 12, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

A strip of land, 20 feet in width lying parallel with and immediately adjacent to the Northerly boundaries of Lots 17 and 19 in Section 12, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, extending from the Easterly boundary of right of way of the Bonanza Malin Highway to the Easterly boundary line of said Section 1 a distance of approximately.

A 30 foot easement along the North boundary of the S ½ of Section 7, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.
(Affects Parcel 1)

A non-exclusive easement 10 feet wide for the purpose of installing and maintaining a water pipeline, recorded in Volume M77, Page 22383 and also in Volume M77, Page 22385, Microfilm Records of Klamath County, Oregon.

Also a non-exclusive easement to use a strip of land 30 feet wide along the West side of the N ½ of the SW ¼ of Section 8, as recorded in Volume M77, Page 22379 and also in Volume M77, Page 22381, Microfilm Records of Klamath County, Oregon.
(Affects Parcel 2)

The Tax Assessor's Account ID for the Real Property is purported to be: 627110 / 808683
The street address or other common designation, if any for the real property described above is purported to be:

**11489 HARPOLD ROAD
KLAMATH FALLS, OREGON 97603-9662**

A notice of grantor's default under said trust deed, containing the beneficiary's or trustee's election to sell all of part of the above described real property to satisfy grantor's secured by said trust deed was recorded on 3/11/2024, as fee/file/instrument/microfilm No. 2024-001816 (indicate which); thereafter by reason of the default being cured as permitted by the provisions of Section 86,753, Oregon Revised Statutes, the default described in said notice of default has been removed, paid and overcome so that said trust deed should be reinstated.

Now therefore, notice is hereby given that the undersigned trustee does hereby rescind, cancel and withdraw said notice of default and election to sell: said trust deed and all obligations secured thereby hereby are reinstated and shall be and remain in force and affect the same as if no acceleration had occurred and as if said notice of default had not been given; it being understood, however, that this rescission shall not be construed as implying or affecting an breach or default (past, present or future) under said trust deed or impairing any right or remedy thereunder, or as modifying or altering in any respect 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.

Dated: 3/26/2024

ZBS Law, LLP

By: Amber L. Labrecque
Amber L. Labrecque, Esq., OSB#094593
ZBS Law, LLP
Authorized to sign on behalf of the trustee

State of OREGON

County of CLACKAMAS

I certify that this document was signed or attested before me on 3/26/2024 by Amber L. Labrecque, Esq. on behalf of ZBS Law, LLP.

Jeannette Lynn Cao

Notary Name: Jeannette Lynn Cao

Notary Public: State of Oregon

Commission No. 1038986

Commission Expires: July 17, 2027

Personally known ☒ or produced identification _____

Type of identification produced _____

