

2024-003772

Klamath County, Oregon

05/14/2024 12:20:02 PM

Fee: \$92.00

AFTER RECORDING RETURN TO:
Quality Loan Service Corporation
2763 Camino Del Rio South
San Diego, CA 92108

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Order No.: **240020806-OR-MSW**
The Undersigned: **Quality Loan Service Corporation**

RESCISSION OF NOTICE OF DEFAULT

Assessor's Parcel No.: **3909-001DD-02300 510824**

Reference is made to that certain trust deed in which **ALFREDO R LUMBRERAS AND CHANTELLE C LUMBRERAS** was the grantor, **FIDELITY NATIONAL TITLE INSURANCE COMPANY** was trustee, and **WELLS FARGO BANK, N.A.** was beneficiary. Said trust deed was recorded on **5/2/2005** as Instrument No. **xxx**, in Book M05 Page 31194-222 of the official records of **KLAMATH** County, **Oregon** and conveyed to the said trustee the following real property situated in said county:

PARCEL 1 OF LAND PARTITION 6-97 BEING A PORTION OF LOT 12 OF PIEDMONT HEIGHTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, TOGETHER WITH THAT PORTION OF VACATED JONES VACATED WHICH INURRED THERETO. TOGETHER WITH AN EASEMENT 30 FEET IN WIDTH OVER AND ACROSS THE EASTERLY 30 FEET OF LOTS 3 AND 12 OF PIEDMONT HEIGHTS, AS RESERVED IN INSTRUMENT RECORDED IN VOLUME M96, PAGE 25265, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.

More commonly known as: **2840 JENSEN LN, KLAMATH FALLS, OR 97603**

A notice of grantor's default under said trust deed, containing the beneficiary's or trustee's election to sell all or part of the above described real property to satisfy grantor's secured interest by said trust deed was recorded on **1/29/2024**, in said mortgage records, in book/reel/volume/no. at page or as fee/ file/ instrument/ microfilm number **2024-000747**.

Now therefore, notice is hereby given that the undersigned trustee does hereby rescind, cancel, and withdraw said Notice of Default and Election to Sell; it being understood, however, that this rescission shall not in any manner be construed as waiving or affecting any breach or default (past, present or future) under said trust deed or as 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.

TS No.: **OR-24-973394-BF**

QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Dated: 5/14/2024

Quality Loan Service Corporation


By: Tianah Schrock
Its: Assistant Secretary

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of: California

County of: San Diego

On MAY 14 2024 before me, Maroun Elias Khater a notary public, personally appeared TIANAH SCHROCK, 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

Signature


Maroun Elias Khater

