

RECORDING COVER SHEET

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

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Recording Office*

After recording return to: ORS 205.234(1)(c)

ZBS Law, LLP

5 Centerpointe Dr., Suite 400

Lake Oswego, OR 97035

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

Rescission of Notice of Default

2. Direct party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(b)

ZBS Law, LLP

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

TAMIE M ALVAREZ

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$ _____

Other: _____

5. Send tax statements to:

ORS 205.234(1)(e)

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)

☐ FULL

☐ PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant:

ORS 205.234(1)(f)

\$ _____

8. Previously recorded document reference: 2024-002899

9. If this instrument is being re-recorded, complete the following statement:

ORS 205.244(2)

Re-recorded at the request of: _____

To correct: _____

Previously recorded in Book/Volume _____ and Page _____, or as Fee number _____

AFTER RECORDING RETURN TO

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

TS#: 24-67806
Property Address:
3244 PARAMONT ST
KLAMATH FALLS, OREGON 97603-7168

RESCISSION OF NOTICE OF DEFAULT

Reference is made to that certain trust deed in which TAMIE M ALVAREZ; AN UNMARRIED WOMAN was grantor. AMERITITLE, INC. was trustee and Mortgage Electronic Registration Systems, Inc. ("MERS"), as designated nominee for CALIBER HOME LOANS, INC., beneficiary of the security instrument, its successors and assigns was beneficiary, said trust deed was recorded on 8/3/2018, as Instrument No. 2018-009224, of the mortgage records of Klamath County, Oregon and conveyed to the said trustee the following real property situated in said county:

Lot 58, TRACT 1428, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The Tax Assessor's Account ID for the Real Property is purported to be: 3909-012BA-11700 / 890867
The street address or other common designation, if any for the real property described above is purported to be:

**3244 PARAMONT ST
KLAMATH FALLS, OREGON 97603-7168**

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 4/17/2024, in said mortgage records, as fee/file/instrument/microfilm No. 2024-002899; 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: 7/18/2024

ZBS Law, LLP

By: Dirk Schouten
Dirk Schouten, OSB#115153
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 7/18/2024 by Dirk Schouten, on behalf of ZBS Law, LLP.

Amber Leigh Labrecque
Notary Name: Amber Leigh Labrecque
Notary Public: State of Oregon
Commission No. 1040536
Commission Expires: September 11, 2027
Personally known ☒ or produced identification _____
Type of identification produced _____

