

AFTER RECORDING RETURN TO

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

**2024-009888**

**Klamath County, Oregon**

11/13/2024 01:21:01 PM

Fee: \$107.00

TS#: 24-69107

Property Address:

4749 HARLAN DR

KLAMATH FALLS, OREGON 97603

### **RESCISSION OF NOTICE OF DEFAULT**

Reference is made to that certain trust deed in which JUSTIN ERIC BACIGALUPI AND CRIMSON BACIGALUPI was grantor. AMERITITLE, LLC. was trustee and Mortgage Electronic Registration Systems, Inc. ("MERS"), as designated nominee for SUMMIT FUNDING, INC., beneficiary of the security instrument, its successors and assigns was beneficiary, said trust deed was recorded on 1/26/2022, as Instrument No. 2022001008, of the mortgage records of Klamath County, Oregon and conveyed to the said trustee the following real property situated in said county:

The following described real property situate in Klamath County, Oregon:

Beginning at a point on the Southwesterly boundary line of Tract 36, HOMEDALE, a platted subdivision in Klamath County, Oregon, which is North 43° 30' West a distance of 90 feet from the most Southerly corner of said Tract 36; thence North 46° 30' East parallel to the Southeasterly boundary of said tract 180 feet to the Southwesterly boundary line of that certain parcel conveyed to Charles A. Beckwith and Mary R. Beckwith, husband and wife, by Deed dated and recorded March 3, 1948 in Book 217, page 421, Deed Records of Klamath County, Oregon; thence North 43° 30' West along said Southwesterly boundary line of said Beckwith Tract 57.15 feet to the Southeast corner of that certain parcel of land conveyed to Roy C. King and Blanch King, husband and wife, by Deed dated October 3, 1952 and recorded October 13, 1952 in Book 257, page 203, Deed Records of Klamath County, Oregon; thence North 89° 48' West along the Southern boundary line of said King parcel 47.4 feet to the most Easterly corner of that certain parcel of land conveyed to John Knight and Priscilla A. Knight, husband and wife, by Deed dated February 25, 1948 and recorded March 8, 1948 in Deed Book 218, page 7, Deed Records of Klamath County, Oregon; thence South 46° 30' West along the Southeasterly boundary line of said Knight Tract 145.69 feet, more or less, to the Southwesterly boundary line of said Tract 36; thence South 43° 30' East along said Southwesterly line of said Tract 36 to the place of beginning.

The Tax Assessor's Account ID for the Real Property is purported to be: 550727 / 3909-011BA-01100

The street address or other common designation, if any for the real property described above is purported to be:

**4749 HARLAN DR**

**KLAMATH FALLS, OREGON 97603**

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 9/18/2024, in said mortgage records, as fee/file/instrument/microfilm No. 2024-008187 (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: 11/12/2024

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 11/12/2024 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 X or produced identification \_\_\_\_\_  
Type of identification produced \_\_\_\_\_

