

2024-010483

Klamath County, Oregon

12/04/2024 02:01:01 PM

Fee: \$92.00

AFTER RECORDING RETURN TO

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

TS#: 24-67751
Property Address:
1436 CANBY ST
KLAMATH FALLS, OREGON 97601-2510

RESCISSION OF NOTICE OF DEFAULT

Reference is made to that certain trust deed in which JESSALYN NICHOLE RIGGINS 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 11/19/2021, as Instrument No. 2021-017378,, of the mortgage records of Klamath County, Oregon and conveyed to the said trustee the following real property situated in said county:

A PORTION OF LOT 4, BLOCK 12, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 4, BLOCK 12, HOT SPRING ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, RUNNING THENCE WEST ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 51.6 FEET TO THE CENTER, OF A DRIVEWAY; THENCE SOUTH AT RIGHT ANGLES TO CANBY STREET, A DISTANCE OF 121 FEET; THENCE EAST TO THE WEST LINE OF THE ALLEY RUNNING THROUGH SAID BLOCK 12; THENCE FOLLOWING THE WESTERLY LINE OF SAID ALLEY IN A NORTHEASTERLY DIRECTION TO THE POINT OF BEGINNING.

The Tax Assessor's Account ID for the Real Property is purported to be: 3809-029DD-03200 / 371528
The street address or other common designation, if any for the real property described above is purported to be:

**1436 CANBY ST
KLAMATH FALLS, OREGON 97601-2510**

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 5/17/2024, in said mortgage records, as fee/file/instrument/microfilm No. 2024003920 (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 a 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: 12/3/2024

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 12/3/2024 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 _____

