

2025-000132

Klamath County, Oregon

01/08/2025 08:24:02 AM

Fee: \$87.00

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.: **8793418**

The Undersigned: **Quality Loan Service Corporation**

RESCISSION OF NOTICE OF DEFAULT

Assessor's Parcel No.: 3809-036BC-00900-000

Reference is made to that certain trust deed in which **CHRISTOPHER FANGMAN** was the grantor, **HARTFORD ESCROW INC., A CALIFORNIA CORPORATION** was trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR GATEWAY BUSINESS BANK, DBA MISSION HILLS MORTGAGE BANKERS, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS.** was beneficiary. Said trust deed was recorded on **7/31/2012** as Instrument No. **2012-008374**, of the official records of **KLAMATH County, Oregon** and conveyed to the said trustee the following real property situated in said county:

LOT 31 IN TRACT 1344, SEVENTH ADDITION TO NORTH HILLS, PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

More commonly known as: **893 ROSEMONT COURT, 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 **8/20/2024**, in said mortgage records, in book/reel/volume/no. at page or as fee/ file/ instrument/ microfilm number **2024-007291**.

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-24-995662-BF**

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

Dated: 1/7/2025

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 JAN 07 2025 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
Maroun Elias Khater

