

AFTER RECORDING RETURN TO

ZBS Law, LLP
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Lake Oswego, OR 97035
Phone: (503) 946-6558

2025-002986

Klamath County, Oregon

04/23/2025 10:07:01 AM

Fee: \$87.00

TS#: 24-70926
Property Address:
145309 GAIT CT
LA PINE, OREGON 97739-9827

RESCISSION OF NOTICE OF DEFAULT

Reference is made to that certain trust deed in which DOUGLAS L. MORGAN AND KATHLEEN S. MORGAN, HUSBAND AND WIFE was grantor. FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON was trustee and Mortgage Electronic Registration Systems, Inc. ("MERS"), as designated nominee for FREEDOM MORTGAGE CORPORATION, beneficiary of the security instrument, its successors and assigns was beneficiary, said trust deed was recorded on 8/3/2016, as Instrument No. 2016-008219, of the mortgage records of Klamath County, Oregon and conveyed to the said trustee the following real property situated in said county:

LOT 48 IN BLOCK 2, TRACT 1098-SPLIT RAIL RANCHOS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

The Tax Assessor's Account ID for the Real Property is purported to be: R138381 / 138381 / 2310-035B0-05800 / 2310-35B-5800

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

**145309 GAIT CT
LA PINE, OREGON 97739-9827**

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 12/11/2024, in said mortgage records, as fee/file/instrument/microfilm No. 2024-010735 (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: 4/22/2025

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 4/22/2025 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 _____

