

2025-003730

Klamath County, Oregon

05/19/2025 12:46:01 PM

Fee: \$97.00

AFTER RECORDING RETURN TO:

The Mortgage Law Firm, LLC
650 NE Holiday St., Suite 1600
Portland, OR 97232

TS No. **166289**

APN No. **140252**

RESCISSION OF NOTICE OF DEFAULT

Reference is made to that certain trust deed made by **James Chandler and Tina Chandler** as grantor, **U.S. Bank Trust Company, National Association**, as trustee, in favor of , as beneficiary, dated **10/10/2007**, recorded on **11/15/2007**, Inst No. **2007-019458** and **Re-Recorded 2/13/2024 by Instrument No. 2024-001143** in Book **xx**, Page **xx** in the records of **Klamath County, Oregon**, covering the following described real property situated in said County and State, to wit:

Lot 69 and 70 in Block 1, Tract 1060, Sun Forest Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

COMMONLY KNOWN AS: 145070 Birchwood Rd, La Pine, OR, 97739

The Successor Trustee caused to be recorded a Notice of Default and Election to Sell, recorded on **08/21/2024** as Instrument No. **2024-007300**. After cure of the default all proceedings under ORS 86.782 shall be dismissed by the trustee, and the obligation and trust deed shall be reinstated and shall remain in force the same as if no acceleration had occurred.

The default has been overcome so that said trust deed should be reinstated.

NOW THEREFORE, notice hereby is given that the Beneficiary and/or Successor Trustee, **The Mortgage Law Firm, LLC**, undersigned, does hereby rescind, cancel and withdraw said Notice of Default and Election to Sell; it being understood, however, that this rescission shall not be construed as waiving or affecting any breach of default-past, present or future-under said trust deed of as impairing any right or remedy thereunder, or as modifying or altering in any respect any 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: 5/19/2025

The Mortgage Law Firm, LLC

X
By: Jason L. Cotton, Attorney OSB 223275

Phone number for the Trustee: (971) 270-1230

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 } SS
County of San Diego

On 5/19/2025 before me, Michelle Bonnet, notary public
a Notary Public, personally appeared Jason L. Cotton, Attorney
who proved to me on the basis of
satisfactory evidence to be the person(s)
whose name is subscribed to the within
instrument and acknowledged to me that
he executed the same in his/her/their
authorized capacity, and that by his
signature on the instrument the person, or
the entity upon behalf of which the person
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

MBonnet
Notary Public

(This area for Official Notary Seal)

