

2025-004253

Klamath County, Oregon

06/05/2025 08:22:01 AM

Fee: \$92.00

AFTER RECORDING RETURN TO

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

TS#: 25-73234
Property Address:
5400 VALLEYWOOD DR
KLAMATH FALLS, OREGON 97603

RESCISSION OF NOTICE OF DEFAULT

Reference is made to that certain trust deed in which DANIEL W. SANBORN AND BETH SANBORN, AS TENANTS BY THE ENTIRETY was grantor. TICOR TITLE COMPANY was trustee and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR BROKER SOLUTIONS, INC., DBA NEW AMERICAN FUNDING, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS was beneficiary, said trust deed was recorded on 10/15/2021, as Instrument No. 2021-015578, of the mortgage records of Klamath County, Oregon and conveyed to the said trustee the following real property situated in said county:

LOT 19 IN BLOCK 15, TRACT NO, 1064, FIRST ADDITION TO GATEWOOD, 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: 3909-014CA-02100 / 574630
The street address or other common designation, if any for the real property described above is purported to be:

**5400 VALLEYWOOD 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 4/2/2025, in said mortgage records, as fee/file/instrument/microfilm No. 2025-002392; 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: 5/30/2025

ZBS Law, LLP

By: Dirk Schouten
Dirk Schouten, OSB#115153
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 5/30/2025 by Dirk Schouten, on behalf of ZBS Law, LLP.

Amber Leigh Labrecque
Notary Name: Amber Leigh Labrecque
Notary Public: State of Oregon
Commission No. 1040536
Commission Expires: September 11, 2027
Personally known ☒ or produced identification _____
Type of identification produced _____

