

2025-004312

Klamath County, Oregon

06/06/2025 12:08:02 PM

Fee: \$92.00

After Recording Return To:
Joseph E. Kellerman
Hornecker Cowling LLP
14 N. Central Ave., Suite 104
Medford, OR 97501

RESCISSION OF NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed (the "Trust Deed") in which Charles A. Cochenour was grantor, AmeriTitle was trustee, and Rogue Credit Union was current beneficiary, recorded on March 30, 2021 as Instrument No. 2021-004842 in the office of the County Clerk of Klamath County, Oregon. Joseph E. Kellerman was appointed successor trustee. The Trust Deed conveyed to the said trustee the following real property situated in Klamath County, Oregon:

Lot 1 in Block 25 of FOURTH ADDITION TO KLAMATH
RIVER ACRES, according to the official plat thereof on file
in the office of the County Clerk of Klamath County,
Oregon.

A notice of grantor's default under the Trust Deed (the "Notice of Default"), containing the beneficiary's or trustee's election to sell all or part of the above described real property to satisfy grantor's obligations secured by the Trust Deed was recorded on November 12, 2024, as Document No. 2024-009816 in the office of the County Clerk of Klamath County, Oregon; thereafter by reason of certain payments on said obligations made as permitted by the provisions of ORS 86.778, the default described in said notice of default has been removed, paid and overcome so that the Trust Deed should be reinstated.

NOW, THEREFORE, notice hereby is given that the undersigned trustee does hereby rescind, cancel and withdraw the Notice of Default; the Trust Deed and all obligations secured thereby are reinstated and shall be and remain in force and effect the same as if no acceleration had occurred and as if the Notice of Default had not been given; it being understood, however, that this rescission shall not be construed as waiving or affecting any breach or default – past, present or future – under the Trust Deed or 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 the Notice of Default.

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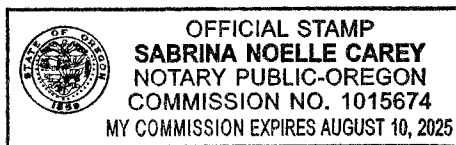
This Rescission of Notice of Default was signed on this 6th day of June, 2025.

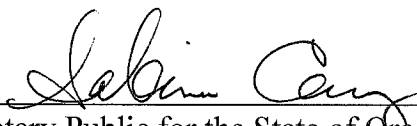


Joseph E. Kellerman
Successor Trustee

STATE OF OREGON)
) ss.
County of Jackson)

The foregoing instrument was acknowledged before me this 6th day of June, 2025 by Joseph E. Kellerman.





Notary Public for the State of Oregon
My commission expires: Aug. 10, 2025