

2025-004775

Klamath County, Oregon

06/20/2025 08:29:01 AM

Fee: \$92.00

When Recorded Mail to:

Nathan F. Smith
c/o Trustee Corps
17100 Gillette Ave
Irvine, CA 92614

TS No. OR05000075-24-1

APN 146666 | 146657 | 146675

TO No 240527276-OR-MSI

RESCISSION OF NOTICE OF DEFAULT

REFERENCE IS MADE to that certain Trust Deed in which TERRY F. HEPNER, A SINGLE MAN AND BRENDA S. DICKEY, A SINGLE WOMAN was Grantor, WESTERN TITLE & ESCROW CO. was Trustee and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for ADVENT MORTGAGE LLC, Beneficiary of the security instrument, its successors and assigns and was dated as of January 5, 2007 and recorded January 10, 2007 as Instrument No. 2007-000480 of the official records in the Office of the Recorder of Klamath County, Oregon, and conveyed to the said Trustee the following real property situated in said county:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

APN: 146666 | 146657 | 146675

Although the undersigned Trustee disclaims any liability for any incorrectness herein, the street address or other common designation, if any, of the real property described herein is purported to be:

19108 FRED LANE, CRESCENT LAKE, OR 97425

NOW THEREFORE, notice is hereby given that the Beneficiary and/or the Trustee, **Nathan F. Smith, OSB #120112**, does hereby rescind, cancel and withdraw said Declaration of Default and Demand for Sale and said Notice of Breach and Election to Cause Sale; 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, but is, and shall be deemed to be, only an election, without prejudice, not to cause a sale to be made pursuant to said Declaration and Notice, and in no way jeopardize or impair any right, remedy or privilege secured to the Beneficiary and/or the Trustee, under said Trust Deed, nor modify nor alter in any respect any of the terms, covenants, conditions or obligations thereof, and said Trust Deed and all obligations secured thereby are hereby reinstated and shall be said and remain in force the same as if said Declaration and Notice has not been made and given.

Said Notice of Default to be rescinded, cancelled and withdrawn hereunder was recorded on **February 21, 2025** as Instrument No. **2025-001238** of official records in the Office of the Recorder of **Klamath County, Oregon**.

IN WITNESS WHEREOF, the undersigned Trustee has hereunto set its hand and seal; if the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its Board of Directors.

Dated: 06/18/2025

By: 
Nathan F. Smith, OSB #120112
Successor Trustee

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 ORANGE

On 06/18/2025 before me, ROMAN G. CISNEROS, Notary Public, personally appeared NATHAN F. SMITH, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his 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.


Notary Public Signature

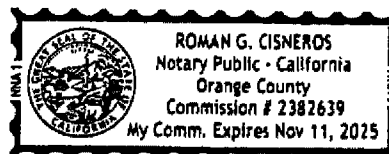


EXHIBIT "A"

PARCEL 1

A tract of land situated in Lots 1 and 2 in Block 2 BREWERS RANCHOS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at an iron pin marking the Northern corner of Lot D; thence running North 61° 29' 37" East 100.0 feet to an iron pin of original survey, said point being on the Westerly right of way line of Oregon Highway 58; thence running Southerly along said right of way line 246.77 feet to an iron pin of original survey; thence continue along said right of way line 57.18 feet to an iron pin of original survey; thence South 58° 13' 37" West 46.10 feet to Easterly corner Lot D; thence North 40° 12' 58" West 312.36 feet to point of beginning.

PARCEL 2

Portions of Lots 1 and 2, Block 2, BREWERS RANCHOS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. described as follows:

Beginning at initial point marking the quarter corner common to Sections 7 and 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon being the initial point marked by 2" Bronze Cap Monument of BREWERS RANCHOS established by Smith and Westvold certified Survey dated October 4, 1965; thence North 58° 13' 37" East a distance of 138.30 feet to the TRUEPOINT OF BEGINNING of this tract; thence North 58° 13' 37" East a distance of 46.10 feet; thence North 40° 12' 58" West a distance of 312.36 feet; thence South 61° 29' 37" West a distance of 36.11 feet; thence on a 75 foot radius curve to the left a distance of 56.16 feet; thence South 48° 23' 36" East a distance of 307.36 feet to the TRUE POINT OF BEGINNING. Said property is also known as Lot D of Survey No. 1266 filed April 22, 1968 in the office of the Klamath County Surveyor.

TOGETHER WITH an undivided 1/6 interest in water well rights on property known as Lot E, as delineated on Survey No. 1266 filed April 22, 1968 in the office of the Klamath County Surveyor, said Survey being a resubdivision of Lots 1 and 2, Block 2, BREWERS RANCHOS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at an iron pipe marking the Northern corner of Lot D as delineated on said Survey No. 1266; thence North 61° 29' 37" East 100 feet to an iron pipe on the; Western right of way line of State Highway 58; thence Southerly along said right of way line 246.77 feet to an iron pipe; thence continuing along said right of way line 57.18 feet to an iron Pipe; thence Smith 58° 13' 37" West 46.10 feet to the Easterly corner of said Lot D; thence North 40° 12' 58" West 312.36 feet to the point of beginning.

PARCEL 3 A tract of land situated in Lots 1 and 2 of Block 2, BREWERS RANCHOS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at an iron pin marking the Northern corner Lot thence running North 18° 35' 22" East 94.23 feet to iron pin of original survey; thence South 48° 23' 36" East 307.36 feet to an iron pin; thence South 58° 13' 37" West 46.10 feet to the Order#: 240527276 Page 6 of 10 Easterly corner Lot 6; thence North 57° 47' 22" West 260.83 feet to point of beginning.

TOGETHER WITH a 1/6 interest in water well rights on property known as Lot E which is described as follows:

Beginning at Initial Point marking the northern corner of Lot D; thence run North 61° 29' 37" East 100.0 feet to Initial Point of original survey said point being on the Westerly right of way line of Highway 58; thence run Southerly along said right of way line 246.77 feet to Initial Point of original survey; thence continue along said right of way line 57.18 feet to Initial Point of original survey thence South 58° 13' 37" West 46.10 feet to Easterly corner of Lot D; thence North 40° 12' 58" West 312.36 feet to the point of beginning.