

2025-008608

Klamath County, Oregon

09/26/2025 03:57:02 PM

Fee: \$107.00

Recording Requested By:

When Recorded Mail to:

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

TS No. OR08000094-25-1

APN 90476 || 3208-00000-02000-000

TO No 250357068-OR-MSO

RESCISSION OF NOTICE OF DEFAULT

REFERENCE IS MADE to that certain Trust Deed in which MICHAEL SEAN MANION was Grantor, AMERITITLE was Trustee and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for PRINCIPAL RESIDENTIAL MORTGAGE, INC., Beneficiary of the security instrument, its successors and assigns and was dated as of June 7, 2004 and recorded June 11, 2004 as Instrument No. VOL M04 PAGE 37767 and that said Deed of Trust was modified by Modification Agreement and recorded August 31, 2018 as Instrument Number 2018-010589 and that said Deed of Trust was also modified by Modification Agreement recorded November 2, 2022, as Instrument Number 2022-012967, 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:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 32 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 28, A DISTANCE OF 1630 FEET; THENCE WEST AND PARALLEL TO THE NORTH LINE OF SAID SECTION 28 A DISTANCE OF 800 FEET; THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID SECTION 28 A DISTANCE OF 1630 FEET TO THE NORTH LINE OF SAID SECTION 28; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 28 A DISTANCE OF 800 FEET TO THE POINT OF BEGINNING.

APN: 90476 || 3208-00000-02000-000

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:

LOT 3100 KIRK RD, CHILOQUIN, OR 97624

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 **August 29, 2025** as Instrument No. **2025-007743** 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: 09/25/2025

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 09/25/2025 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

