

NL 63441

ASPEN 04040067

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NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by Dennis M. Marsh & Laura H. Marsh, husband and wife, as grantor, to Aspen Title & Escrow, INC., successor trustee, as trustee, in favor of Lester A. Loraditch & Karan Loraditch, husband and wife, as beneficiary, dated October 29, 19 84, recorded November 9, 19 84, in the mortgage records of Klamath County, Oregon, in book XXXXXX No. M84 at page 19082, or as fee/XXXXXXXXXXXXXXXXXXXX No. 43059 (indicate which), covering the following described real property situated in the above-mentioned county and state, to-wit: The East One-Half of Government Lot 6, Section 6, Township 34 South Range 7 East of the Willamette Meridian, State of Oregon.

The undersigned hereby certifies that no assignments of the trust deed by the trustee or by the beneficiary and no appointments of a successor trustee have been made except as recorded in the mortgage records of the county or counties in which the above-described real property is situated, further, that no action has been instituted to recover the debt, or any part thereof, now remaining secured by the trust deed, or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.735(4).

There is a default by the grantor or other person owing an obligation, the performance of which is secured by the trust deed, or by the successor in interest, with respect to provisions therein which authorize sale in the event of default of such provision; the default for which foreclosure is made is grantor's failure to pay when due the following sums: \$124.96 due for November 1992 and monthly installments for the month of December, 1992, January, February, March, April and May of 1993 and subsequent installments of like amounts; subsequent amount for assessments due under the terms and provisions of the Note and Trust Deed.

By reason of the default, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit: \$18,000.00 plus interest and late charges, thereon from November 29, 1992 at the rate of Nine Percent(9%) per annum until paid and all sums expended by the Beneficiary pursuant to the terms and provisions of the Note and Trust Deed.

— OVER —

NOTICE OF DEFAULT AND ELECTION TO SELL

Re: Trust Deed from

Grantor
TO
Trustee

SPACE RESERVED
FOR
RECORDER'S USE

After recording return to (Name, Address, Zip):

ASPEN TITLE & ESCROW, INC
ATTN: FORECLOSURE DEPARTMENT

STATE OF OREGON,

County of ss.

I certify that the within instrument was received for record on the day of , 19 , at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. , Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By , Deputy

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Notice hereby is given that the beneficiary and trustee, by reason of the default, have elected and do hereby elect to foreclose the trust deed by advertisement and sale pursuant to ORS 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder for cash the interest in the described property which the grantor had, or had the power to convey, at the time of the execution by grantor of the trust deed, together with any interest the grantor or grantor's successor in interest acquired after the execution of the trust deed, to satisfy the obligations secured by the trust deed and the expenses of the sale, including the compensations of the trustee as provided by law, and the reasonable fees of trustee's attorneys.

The sale will be held at the hour of 10:10 o'clock, A.M., in accord with the standard of time established by ORS 187.110 on November 1, 1993, at the following place: Front entry to Aspen Title & Escrow, Inc at 525 Main Street in the City of Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place last set for the sale.

Other than as shown of record, neither the beneficiary nor the trustee has any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the trustee in the trust deed, or of any successor in interest to the grantor or of any lessee or other person in possession of or occupying the property, except:

NAME AND LAST KNOWN ADDRESS

David K. Amburn
P.O. Box 460
Fort Klamath, Oregon 97626

Mr. & Mrs. Dennis M. Marsh
Rt 1, Box 29A
Halfmoon Bay, California 94019

NATURE OF RIGHT, LIEN OR INTEREST

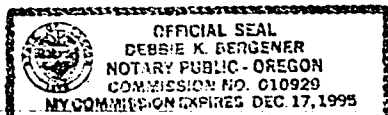
Notice is further given that any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying the sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney's fees not exceeding the amounts provided by ORS 86.753.

In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

ASPEN-TITLE & ESCROW, INC

DATED June 22, 1993

BY: [Signature]
Successor Trustee XXXXXXXX (state which)

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on June 22, 1993,by ANDREW A. PATTERSONThis instrument was acknowledged before me on June 22, 1993,by ANDREW A. PATTERSONas PRESIDENTof ASPEN TITLE & ESCROW, INC

[Signature]
Notary Public for Oregon
My commission expires 12-17-95

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow, Inc. the 22nd day of June A.D., 19 93 at 1:46 o'clock P.M., and duly recorded in Vol. M93 of Mortgages on Page 14730.

FEE \$15.00

Evelyn Biehn, County Clerk
By [Signature]