

# Affidavit of Publication

## STATE OF OREGON, COUNTY OF KLAMATH

I, Sarah Parsons, Office Manager,  
being first duly sworn, depose and say  
that I am the principal clerk of the  
publisher of the Herald and News  
a newspaper of general circulation, as  
defined by Chapter 193 ORS, printed and  
published at Klamath Falls in the  
aforesaid county and state; that the \_\_\_\_\_

LEGAL #5802

### TRUSTEE'S NOTICE OF SALE

DENNIS M MARSH AND LAURA H MARSH

LESTER A LORADITCH AND KARAN LORADITCH

a printed copy of which is hereto  
annexed, was published in the entire  
issue of said newspaper for \_\_\_\_\_

FOUR

( 4 insertions) in the following issues:

OCTOBER 4, 11, 18, 25, 1993

Total Cost: \_\_\_\_\_

405.92

Sarah L Parsons

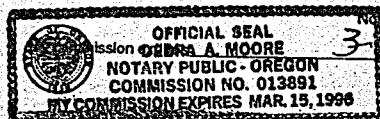
Subscribed and sworn to before me this \_\_\_\_\_

25TH

day of \_\_\_\_\_

OCTOBER

Debra A Moore 93



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 9th day  
of Nov. A.D., 19 93 at 3:43 o'clock P.M., and duly recorded in Vol. M93  
of Mortgages on Page 29677

FEE \$10.00

Return: Aspen Title co

Evelyn Biehn County Clerk

By Debra A Moore

### TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by DENNIS M. MARSH AND LAURA H. MARSH, husband and wife, as grantor, to ASPEN TITLE & ESCROW, INC., as trustee, in favor of LESTER A. LORADITCH and KAREN LORADITCH, husband and wife, as beneficiary, dated October 29, 1984, recorded November 9, 1989, in the mortgage records of Klamath County, Oregon, in Book M84 Page 19082, or as fee No. 43059, covering the following described real property situated in said 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. Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed, and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default of which the foreclosure is made is grantor's failure to pay when due the following sums: \$124.96 due for November, 1992 and monthly installments of \$161.96 for the months 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 said default the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable said 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.

WHEREFORE, notice hereby is given that the undersigned trustee will on November 1, 1993, at the hour of 10:10 o'clock A.M., in accord with the standard of time established by ORS 187.110, at Front entry to Aspen Title & Escrow, INC at 525 Main Street, in the City of KLAMATH FALLS, County of KLAMATH, State of Oregon, sell at public auction to the highest bidder, for cash the interest in the said described real property which the grantor had or had power to convey at the time of the execution by him of the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. 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 said 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 said ORS 86.753.

In construing this notice, the masculine gender includes the feminine and the neuter, 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 which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED June 23, 1993

#5802 October 4, 11, 18, 25, 1993