

IN THE CIRCUIT COURT FOR THE STATE OF OREGON FOR  
THE COUNTY OF KLAMATH

THE BANK OF NEW YORK MELLON FKA THE BANK OF  
NEW YORK, AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE  
LOAN TRUST 2006-31CV, MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2006-31 CB

Court Number 1300625CV

Sheriff Number F17-0140

VS. Plaintiff(s)

SHERIFF'S NOTICE OF SALE  
REAL PROPERTY

WESLEY J. OLSON, AN INDIVIDUAL; AND ALL OTHER  
PERSONS, PARTIES, OR OCCUPANTS UNKNOWN  
CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE,  
ESTATE, LIEN, OR INTEREST IN THE REAL PROPERTY  
DESCRIBED IN THE COMPLAINT HEREIN, ADVERSE TO  
PLANTIFF'S TITLE, OR ANY CLOUD ON PLANTIFF'S  
TITLE TO THE PROPERTY.

Defendant(s)

On 12/06/2017 at 10:00 AM, I will sell at public auction, located at 3300 VANDENBERG ROAD,  
KLAMATH FALLS, OREGON 97603 to the highest bidder for cash (NOTE - the plaintiff may bid up to the  
judgment amount without presenting cash), the following described Real Property located in Klamath  
County, Oregon, to wit:

PARCEL 2 OF LAND PARTITION 10-06 SITUATED IN THE SE1/4 NW1/4 OF SECTION 25 TOWNSHIP 24  
SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON

APN:

COMMONLY KNOWN AS: 1749 CRESCENT CUT-OFF ROAD, CRESCENT, OR 97737

THIS PROPERTY IS SUBJECT TO REDEMPTION.

BEFORE BIDDING AT THE SALE A PROSPECTIVE BIDDER SHOULD INDEPENDENTLY INVESTIGATE:

- (A) THE PRIORITY OF THE LIEN OR INTEREST OF THE JUDGEMENT CREDITOR;
- (B) LAND USE LAWS AND REGULATIONS APPLICABLE TO THE PROPERTY;
- (C) APPROVED USES FOR THE PROPERTY;
- (D) LIMITS ON FARMING OR FOREST PRACTICES ON THE PROPERTY;
- (E) RIGHTS OF NEIGHBORING PROPERTY OWNERS; AND
- (F) ENVIRONMENTAL LAWS AND REGULATIONS THAT AFFECT THE PROPERTY.

Said sale is made under Writ of Execution issued out of the Circuit Court of the State of Oregon  
for the County of Klamath. Writ of Execution dated 04/04/2017

First Publication Date: 11/02/2017

Chris Kaber, Sheriff  
Klamath County, Oregon

Last Publication Date: 11/30/2017

By \_\_\_\_\_  
Deputy

NOTE: Sales conducted at the Sheriff's office are handicapped accessible. Accommodations will be made  
for those with handicaps when sales are held at other locations, whenever possible. Persons  
needing materials in alternate format or communications access need to contact this office at  
541-883-5130 at least 48 hours prior to the sale. For TDD access, contact the ADA coordinator at  
541-883-4296.