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

WELLS FARGO BANK, N.A.,
Plaintiff,

v.

LAURA E. OLSEN; DEAN RICHARD
OLSEN; AND ALL OTHER PERSONS OR
PARTIES UNKNOWN CLAIMING ANY
RIGHT, TITLE, LIEN, OR INTEREST IN
THE REAL PROPERTY COMMONLY
KNOWN AS 1248 MADISON STREET,
KLAMATH FALLS, OR 97603,
Defendant.

Case No. 16CV20831

WRIT OF EXECUTION

TO THE KLAMATH COUNTY SHERIFF:

On August 15, 2017, a General Judgment of Foreclosure and Declaration of Amount Due by Default was entered by the Klamath County Circuit Court, foreclosing Plaintiff's Deed of Trust and directing that the property subject to the Deed of Trust be sold to satisfy the unpaid debt due to Plaintiff.

The mailing address for the judgment creditor is: WELLS FARGO BANK, N.A. c/o Aldridge Pite, LLP, 111 SW Columbia St., Ste. 950, Portland, OR 97201.

The real property to be sold at public auction is commonly known as 1248 Madison Street, Klamath Falls, OR 97603-4053 ("Subject Property"), and legally described as:

A PORTION OF TRACT 71 OF FAIR ACRES SUBDIVISION NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID TRACT 71, 161 FEET SOUTH OF THE NORTHEAST CORNER OF SAID TRACT 71; THENCE SOUTH ALONG THE EAST LINE OF TRACT 71, 100 FEET TO A POINT; THENCE WEST AND PARALLEL TO THE NORTH LINE OF SAID TRACT 71, 173 FEET TO A POINT; THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID TRACT 71, 100 FEET TO A POINT; THENCE EAST AND PARALLEL TO THE NORTH LINE OF SAID TRACT 71, TO THE POINT OF BEGINNING.

The total amount due and owing on the Judgment as of September 8, 2017;

Judgment:	Principal	\$167,484.57
Pre-Judgment:	Interest(6.00%, \$28.28/day)	\$1,159.48 (7/6/17 through 8/15/17)
	Attorney Fees	\$1,950.00
	Costs	\$1,703.00
	Prevailing Party Fee	\$300.00
Post-Judgment:	Interest(6.00%, \$28.28/day)	\$678.72 (8/16/17 through 9/8/17)
	Attorney Fees	\$650.00
	Costs	\$0.00

TOTAL: \$173,897.49

In the name of the State of Oregon, you are hereby directed to proceed to notice for sale and sell the Subject Property.

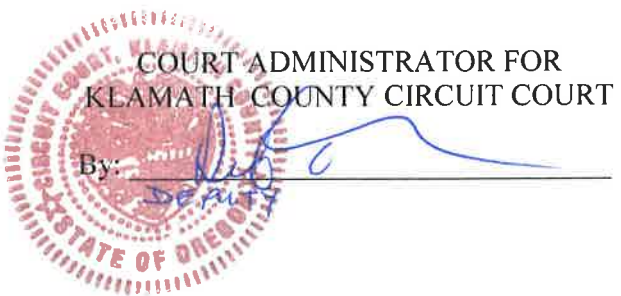
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After the sale, you are directed to issue a certificate of sale to the purchaser and file a return on the writ of execution, depositing the sale proceeds with the Court. Further, you are directed to execute, after the time for redemption has elapsed, a deed to the holder of the certificate of sale.

DATED September 11, 2017



Presented by:
ALDRIDGE PITE, LLP

Katie Riggs

Katie L. Riggs, OSB # 095861
(858) 750-7600
(503) 222-2260 (Facsimile)
kriggs@aldridgepite.com

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

WELLS FARGO BANK, N.A.,

Plaintiff,

v.

LAURA E. OLSEN; DEAN RICHARD OLSEN; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1248 MADISON STREET, KLAMATH FALLS, OR 97603,

Defendants.

Case No. 16CV20831

GENERAL JUDGMENT OF FORECLOSURE AND DECLARATION OF AMOUNT DUE BY DEFAULT

ORCP Rule 69

PURSUANT TO SB368, THIS IS A JUDGMENT OF FORECLOSURE AND DOES NOT CONSTITUTE A MONEY AWARD AGAINST ANY DEFENDANT

Based upon the Court's Order of Default against defendants LAURA E. OLSEN; DEAN RICHARD OLSEN; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1248 MADISON STREET, KLAMATH FALLS, OR 97603, the records on file herein, and pursuant to the Motion for General Judgment and Declaration of Amount Due by Default by Plaintiff WELLS FARGO BANK, N.A. ("Plaintiff"),

IT IS HEREBY ADJUDGED:

1. Plaintiff's security interest in the real property located at 1248 Madison Street, Klamath Falls, OR 97603-4053 ("Subject Property"), as evidenced by the Deed of Trust recorded October 14, 2008 in the official records of Klamath County as instrument number 2008-014084 ("Deed of Trust"), is a viable first priority lien, superior to the interests of all the Defendants. All rights, claims, ownerships, liens, titles and demands of all Defendants are

1 subsequent to Plaintiff's lien as created by the Note and Deed of Trust. The Subject Property is
2 legally described as follows:

3 A PORTION OF TRACT 71 OF FAIR ACRES SUBDIVISION NO. 1, ACCORDING
4 TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY
5 CLERK OF KLAMATH COUNTY, OREGON.

6 DESCRIBED AS FOLLOWS:

7
8 BEGINNING AT A POINT ON THE EAST LINE OF SAID TRACT 71, 161 FEET
9 SOUTH OF THE NORTHEAST CORNER OF SAID TRACT 71; THENCE SOUTH
10 ALONG THE EAST LINE OF TRACT 71, 100 FEET TO A POINT; THENCE WEST
11 AND PARALLEL TO THE NORTH LINE OF SAID TRACT 71, 173 FEET TO A
12 POINT; THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID TRACT
13 71, 100 FEET TO A POINT; THENCE EAST AND PARALLEL TO THE NORTH
14 LINE OF SAID TRACT 71, TO THE POINT OF BEGINNING.

15 2. The Deed of Trust is foreclosed and upon entry of this Judgment the court
16 administrator shall upon request of Plaintiff issue a writ of execution for the sale, by the Sheriff,
17 in the manner provided by law;

18 3. Plaintiff has submitted a Declaration of Amount Due and is owed the total amount
19 due under the Note and Deed of Trust and any future advances and/or fees that may be made or
20 incurred pursuant to the terms of the Note and Deed of Trust up to the date of the execution sale.
21 This amount is to be satisfied by sale of the Subject Property as directed under this Judgment;

22 4. Plaintiff is owed reasonable attorney fees plus the remaining flat rate fees for an
23 uncontested execution on the Judgment, pursuant to the Note and Deed of Trust and ORCP Rule
24 68(C), which amount may be added to the outstanding obligation due and owing under the Note
25 and Deed of Trust and recovered from the proceeds of the sheriff's sale. Pursuant to the Deed of
26 Trust, these fees continue to accrue to the date of the execution sale. This amount to be satisfied

1 by sale of the Subject Property as directed under this Judgment;

2 5. Plaintiff is owed costs of suit pursuant to the Note and Deed of Trust, ORCP Rule
3 68(A)(2) and ORS 20.115(4), which may be added to the outstanding obligation due and owing
4 under the Note and Deed of Trust and recovered from the proceeds of the sheriff's sale. Pursuant
5 to the Deed of Trust, these costs continue to accrue to the date of the execution sale. This
6 amount to be satisfied by sale of the Subject Property as directed under this Judgment;

7 6. Plaintiff is owed the prevailing party fee of \$300.00, this amount to be satisfied by
8 sale of the Subject Property as directed under this Judgment.

9 7. The Sheriff shall make a return on the writ of execution to the court administrator
10 along with the proceeds of the sale, if any. The proceeds of the sale, if any, shall be applied first
11 toward the costs of the sale; then toward the satisfaction of Plaintiff's Judgment of Foreclosure
12 awarded herein; and the surplus, if any, to the clerk of the court to be distributed to such party or
13 parties as may establish their right thereto. The Defendants and all persons claiming through or
14 under Defendants, whether lien claimants, judgment creditors, claimants arising under junior
15 mortgages or deeds of trust, purchasers, encumbrances or otherwise, shall be barred and
16 foreclosed from all rights, claims, interest or equity of redemption in the Subject Property and
17 every part of the Subject Property when the time for redemption has elapsed;

18 8. Plaintiff or any other party to this action may become a purchaser at the
19 foreclosure sale, and such purchaser shall be immediately let into possession of the subject
20 property, until redemption of the property, if any. The purchaser at the foreclosure sale or any
21 successor in interest may apply to this Court for a writ of assistance to gain possession of the
22 subject property if Defendants or any other party or person refuses to surrender possession;

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DECLARATION OF AMOUNT DUE BY DEFAULT

(PURSUANT TO SB 368, THIS IS A JUDGMENT OF FORECLOSURE AND DOES NOT CONSTITUTE A MONEY AWARD AGAINST ANY DEFENDANT)

1. The amount of the judgment is \$167,484.57.
2. Simple interest at the rate currently at 6.00% per annum after July 5th, 2017, through the date of sale.
3. Attorney fees of \$1,950.00, plus \$650.00, through the date of sale.
4. Costs of \$1,703.00, plus costs accrued through the date of sale.
5. Prevailing party fee: \$300.00.

IT IS SO ADJUDGED

Signed: 8/14/2017 01:16 PM

Circuit Court Judge Dan Bunch

CERTIFICATE OF READINESS

This proposed Order or Judgment is ready for judicial signature because:

1. Each opposing party affected by this Order or Judgment has stipulated to the Order or Judgment, as shown by each opposing party's signature on the document being submitted.
2. Each opposing party affected by this Order or Judgment has approved the Order or Judgment, as shown by signature on the document being submitted or by written confirmation of approval sent to me.
3. I have served a copy of this Order or Judgment on all parties entitled to service and:
 - a. No objections have been served on me within that time frame;

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b. I received objections that I could not resolve with the opposing party despite reasonable efforts to do so. I have filed with the Court a copy of the objections I received and indicated which objections remain unresolved;

c. After conferring about objections, **[Opposing Party]** agreed to independently file any remaining objection with the Court.

4. x The relief sought is against an opposing party who has been found in default.

5. An order of default is being requested with this proposed judgment.

6. Service is not required pursuant to subsection (3) of this rule, or by statute, rule, or otherwise.

7. This is a proposed judgment that includes an award of punitive damages and notice has been served on the Director of the Crime Victims' Assistance Section as required by subsection (4) of this rule.

Presented By:
ALDRIDGE PITE, LLP



Date: 7/31/2017

Katie L. Riggs, OSB #095861
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(503) 222-2260 (Facsimile)
kriggs@aldridgepite.com

111 SW Columbia Street, Suite 950
Portland, OR 97201

Of Attorneys for Plaintiff