

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

WELLS FARGO BANK, N.A.

Court Number 16CV20831

Sheriff Number F17-0168

VS.

Plaintiff(s)

SHERIFF'S NOTICE OF SALE  
REAL PROPERTY

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(s)

On 01/24/2017 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:

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

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.

APN:

COMMONLY KNOWN AS: 1248 MADISON ST., KLAMATH FALLS, ORE 97603

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 09/11/2017

First Publication Date: 12/23/2017

Chris Kaber, Sheriff  
Klamath County, Oregon

Last Publication Date: 01/20/2018

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.