

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 (CWALT 2005-06CV)

Court Number 17CV18511

Sheriff Number F17-0191

VS.

Plaintiff(s)

SHERIFF'S NOTICE OF SALE  
REAL PROPERTY

JAMES R. WOLF; WELLS FARGO BANK, N.A.; AND ALL  
OTHER PERSONS OR PARTIES UNKNOWN CLAIMING  
ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL  
PROPERTY COMMONLY KNOWN AS 2461 ORHCARD  
WAY, KLAMATH FALLS, OR 97601

Defendant(s)

On 02/28/2018 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:

LOT 25 IN BLOCK 125, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL  
PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. ALSO  
ALL THAT PORTION OF THE STRIP OF LAND LYING CONTIGUOUS TO THE NORTHERLY BOUNDARY OF  
LOT 25, BLOCK 125, MILLS ADDITION, CITY OF KLAMATH FALLS, SHOWN ON THE MAP FILED MAY 1,  
1926, IN THE KLAMATH COUNTY RECORDS, AND BETWEEN EXTENSIONS OF THE EASTERLY BOUNDARY  
LINE AND THE WESTERLY BOUNDARY LINE OF SAID LOT TO THE CENTERLINE OF THAT STRIP OF LAND  
DESCRIBED IN THE CERTAIN CORRECTION DEED TO THE UNITED STATES DATED SEPTEMBER 28, 1912,  
RECORDED IN BOOK 38, AT PAGE 209, FILED IN THE RECORDS OF KLAMATH COUNTY, STATE OF  
OREGON

APN:

COMMONLY KNOWN AS: 2461 ORCHARD WAY, KLAMATH FALLS, OR 97601

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 11/20/2017

First Publication Date: 01/10/2018

Chris Kaber, Sheriff  
Klamath County, Oregon

Last Publication Date: 02/07/2018

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.