

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

**WELLS FARGO BANK, NATIONAL ASSOCIATION AS
TRUSTEE FOR ABFC 2006-OPT2 TRUST, ASSET BACKED
FUNDING CORPORATION ASSET BACKED
CERTIFICATES, SERIES 2006-OPT2**

Court Number 17CV47667

Sheriff Number F19-0267

VS.

Plaintiff(s)

**SHERIFF'S NOTICE OF SALE
REAL PROPERTY**

**JENNIFER E. WHEELER; AKA JENNIFER ELLEN
WHEELER FKA JENNIFER ELLEN SCHRAM; JOE L.
WHEELER; AKA JOSEPH LEE WHEELER; OPTION ONE
MORTGAGE CORPORATION; CARTER JONES
COLLECTION SERVICE, INC., STATE OF OREGON;
OCCUPANTS OF THE PROPERTY**

Defendant(s)

On 03/13/2019 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 TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH 40 LINE WHICH LIES SOUTH 89° 49' EAST A DISTANCE OF 432.2 FEET FROM THE IRON PIN WHICH MARKS THE NORTHWEST CORNER OF LOT 3, SECTION 31 TOWNSHIP 37 S.R. 9 EAST OF THE WILLAMETTE MERIDIAN AND WHICH POINT OF BEGINNING IS ALSO ON THE EASTERLY RIGHT OF WAY LINE OF THE STATE HIGHWAY AND RUNNING THENCE SOUTH 19°36' WEST A DISTANCE OF 17.6 FEET TO AN IRON PIN WHICH IS THE POINT OF TANGENCY OF A 10° CURVE OF THE STATE HIGHWAY AND 30 FEET EASTERLY FROM THE CENTERLINE; THENCE SOUTHWESTERLY FOLLOWING THE ARC OF A 9°30' EAST A DISTANCE OF 195.6 FEET TO AN IRON PIN; THENCE NORTH 26° 39' EAST A DISTANCE OF 163.9 FEET TO AN IRON PIN WHICH IS ON THE NORTH 40 LINE OF SAID LOT 3; THENCE NORTH 89°49' WEST A DISTANCE OF 225.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, THIS SAID TRACT, IN LOT 3, SECTION 31. TOWNSHIP 37 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

ALSO, COMMENCING AT THE IRON PIN WHICH MARKS THE NORTHWEST CORNER OF LOT 3, SECTION 31 TOWNSHIP 37 S.R. EAST OF THE WILLAMETTE MERIDIAN, AND RUNNING THENCE SOUTH 89°49' EAST ALONG THE NORTH 40 LINE A DISTANCE OF 432.2 FEET; THENCE SOUTH 19°36' WEST A DISTANCE OF 17.6 FEET TO AN IRON PIN WHICH IS THE POINT OF TANGENCY OF A 10° CURVE OF THE STATE HIGHWAY' THENCE; SOUTHWESTERLY FOLLOWING THE ARC OF A 9°30' CURVE TO THE RIGHT A DISTANCE OF 53 FEET TO AN IRON PIN WHICH IS THE TRUE POINT OF BEGINNING, AND RUNNING THENCE; CONTINUING IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A 9°30' CURVE TO THE RIGHT A DISTANCE OF 70.6 FEET TO AN IRON PIN WHICH IS ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE STATE HIGHWAY; THENCE SOUTH 63°21' EAST A DISTANCE OF 197 FEET TO AN IRON PIN; THENCE NORTH 26°39' EAST A DISTANCE OF 77.6 FEET TO AN IRON PIN; THENCE NORTH 65°22' WEST ALONG A RADIAL LINE TO THE ABOVE MENTIONED 9°30' CURVE A DISTANCE OF 195.6 FEET, MORE OR LESS, TO THE POINT BEGINNING, IN LOT 3 SECTION 31 TOWNSHIP 37 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON

APN:

COMMONLY KNOWN AS: 8905 SHADY PINE RD, 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 01/07/2019

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

First Publication Date: 02/01/2019

**Chris Kaber, Sheriff
Klamath County, Oregon**

Last Publication Date: 03/01/2019

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.