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## STATUTORY WARRANTY DEED

ANDREW M. POMAZAL AND DEBORAH A. POMAZAL

conveys and warrants to ANDREW M. JOHNSTON AND KARA A. JOHNSTON, HUSBAND AND WIFE, Grantor,the following described real property free of liens and encumbrances, except as specifically set forth herein:  
LOT 19 IN BLOCK 18 OF HILLSIDE 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.This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of  
record, rights of way, and easements of record and those apparent upon the land,  
contracts and/or liens for irrigation and/or drainage.THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN  
VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING  
THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH  
THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO  
DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN  
ORS 30.930.The true consideration for this conveyance is \$ 117,000.00 (Here comply with the requirements of ORS 93.030)Dated this 23 day of April 19 98ANDREW M. POMAZALDEBORAH A. POMAZALSTATE OF OHIO  
County of Stark } ss.BE IT REMEMBERED, That on this 28th day of April 19 98 before me, the  
undersigned, a Notary Public in and for said County and State, personally appeared the within named  
ANDREW M. POMAZAL AND DEBORAH A. POMAZALknown to me to be the identical individual s described in and who executed the within instrument and acknowledged to  
me that THEY executed the same freely and voluntarily.IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above  
written.Cathy J. Wolford  
My Commission expires December 7, 2002  
Notary Public, State of OhioTitle Order No. K-52265  
Escrow No. K52265DAfter recording return to:  
ANDREW M. JOHNSTON  
1941 DEL MORO STREET  
KLAMATH FALLS, OR 97601  
Name, Address, ZipUntil a change is requested all tax statement shall be sent  
to the following address.  
ANDREW M. JOHNSTON  
1941 DEL MORO STREET  
KLAMATH FALLS, OR 97601  
Name, Address, ZipSTATE OF OREGON,  
County of Klamath ss.  
Filed for record at request of:  
First American Title  
on this 29th day of April A.D., 1998  
at 2:34 o'clock P M. and duly recorded  
in Vol. M98 of Deeds Page 14296  
Bernetha G. Letsch, County Clerk  
By Kathleen Ross  
Fee, \$30.00 Deputy.