

After recording return to:  
Radius Holdings, LLC  
Post Office Box 25121  
Portland, OR 97298

Until a change is requested, tax statements  
shall be sent to the following address:  
Radius Holdings, LLC  
Post Office Box 25121  
Portland, OR 97298

This space reserved for recorder's use

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## WARRANTY DEED

William E. Miller, Grantor, conveys and warrants to Radius Holdings, LLC, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in Klamath County, Oregon, to wit:

Block 32 Lot 16 of the 4<sup>th</sup> addition to Nimrod River Park, Klamath County, Oregon.

Also known as: 36 10 11B 1200

This property is free from encumbrances, except: None.

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 \$1.00 and other good and valuable consideration.

Dated this 5<sup>th</sup> day of April, 2001.

William E Miller  
William E. Miller

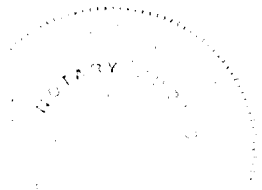
State of \_\_\_\_\_

County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_  
\_\_\_\_\_

SEE ATTACHED NOTARIZATION

My commission expires: \_\_\_\_\_  
Notary Public for the State of \_\_\_\_\_



53226

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## AFFIDAVIT OF HEIRSHIP WITH INDEMNITY

I, William E. Miller, being duly sworn, do affirm:

1. Virginia D. Miller is deceased, and at the time of death was one of the owners of the following real property:

Block 32 Lot 16 of the 4<sup>th</sup> addition to Nimrod River Park, Klamath County,  
Oregon.

Also known as: 36 10 11B 1200

2. At the time of death, decedent was survived by William E. Miller, her spouse.
3. Decedent left no will.
4. There is no probate of the estate of the decedent in any state and no probate will be initiated by the affiant.
5. All claims against the estate of the decedent, all bills of the decedent, including costs of any last illness and death, have been paid. In addition any and all estate taxes, federal or state, have been paid.
6. This affidavit is made to induce Radius Holdings, LLC, to purchase the real property shown in #1 above without requiring the probate of the estate of the decedent. I hereby agree to indemnify and hold harmless Radius Holdings, LLC, for any and all liability, obligation, expenses, legal fees or litigation costs which may be incurred as a result of the falsity or inaccuracy of any statement contained in this affidavit.

William E. Miller  
William E. Miller

Dated this 5TH day of APRIL, 2001.

State of CALIFORNIA  
County of SANTA BARBARA

This instrument was acknowledged before me on APRIL  
5, 2001.

Charles R. Baird  
My commission expires: JULY 31, 2004  
Notary Public for the State of CALIFORNIA

State of Oregon, County of Klamath  
Recorded 10/19/01 at 2:28 p m.  
In Vol. M01 Page 53225  
Linda Smith,  
County Clerk Fee \$ 26<sup>00</sup>

