

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

State of Oregon, County of Klamath
Recorded 04/16/2002 9:54a m.
Vol M02, Pg 22200-01
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

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

WARRANTY DEED

Charles Stephens, 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 31, Lot 63, of the 4th addition to NIMORD RIVER PARK, Klamath
County, State of Oregon.
Also known as: 36 10 12B 2500

and

Parcel 4, Lot 3, Map of Survey as recorded in Volume M-70, at Page 783,
Klamath County, Oregon Deed Records.
Also known as: 36 11 10C 300

This property is free from encumbrances, except: Past-Due Taxes.

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 7th day of January, 2002.

Charles Stephens

Charles Stephens

State of ARIZONA

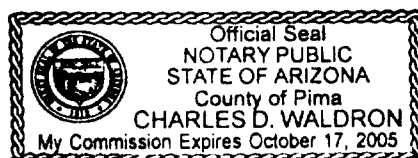
County of Pima

This instrument was acknowledged before me on January 7th, 2002

Charles D. Waldron

My commission expires: 10/17/2005

Notary Public for the State of ARIZONA



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AFFIDAVIT OF HEIRSHIP WITH INDEMNITY

I, Charles Stephens, being duly sworn, do affirm:

1. Wanda A. Coleman is deceased, and at the time of death was the owner of the following real property:

Block 31, Lot 63, of the 4th addition to NIMORD RIVER PARK, Klamath
County, State of Oregon.

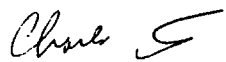
Also known as: 36 10 12B 2500

and

Parcel 4, Lot 3, Map of Survey as recorded in Volume M-70, at Page 783,
Klamath County, Oregon Deed Records.

Also known as: 36 11 10C 300

2. At the time of death, decedent was survived by Charles Stephens, her son.
3. 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.
4. 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.

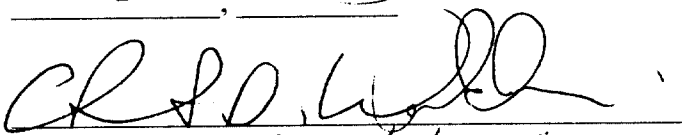


Charles Stephens

Dated this 7th day of January, 2002.

State of Arizona
County of Pima

This instrument was acknowledged before me on January 7, 2002


My commission expires: 10/17/2005
Notary Public for the State of Arizona