

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

State of Oregon, County of Klamath
 Recorded 02/21/2003 9:15 a m.
 Vol M03 Pg 10483-84
 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

William P. Wood, Jr., 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 65, Lot 13, of the 5th Addition to Nimrod River Park, Klamath County, Oregon.

Also known as: 36 11 1 **D1400**

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.

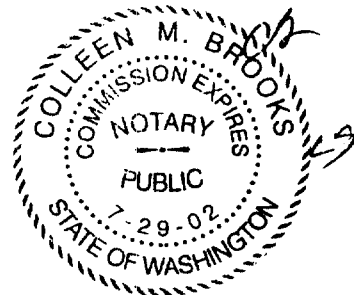
The true consideration for this conveyance is \$1.00 and other good and valuable consideration.

Dated this 28th day of December, 2001.

William P. Wood, Jr.
 William P. Wood, Jr.
 State of Washington
 County of Lewis

This instrument was acknowledged before me on December
28th, 2001

Colleen M. Brooks
 My commission expires: 7-29-02
 Notary Public for the State of Washington



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AFFIDAVIT OF HEIRSHIP WITH INDEMNITY

I, William P. Wood, Jr., being duly sworn, do affirm:

1. William P. Wood, Sr. is deceased, and at the time of death was the owner of the following real property:

 Block 65, Lot 13, of the 5th Addition to Nimrod River Park, Klamath County, Oregon.

 Also known as: 36 11 101400
2. At the time of death, decedent was survived by William P. Wood, Jr., his son.
3. There is no probate of the estate of the decedent in any state and no probate will be initiated by the affiant.
4. 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.
5. 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 P. Wood, Jr.
 William P. Wood, Jr.

Dated this 28th day of December, 200¹.

State of Washington
 County of Lewis

This instrument was acknowledged before me on December
28th, 200¹

Colleen M. Brooks
 My commission expires: 7-29-02
 Notary Public for the State of Washington

