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Vol M03 Page 13223

State of Oregon, County of Klamath  
Recorded 03/04/2003 11:54a m.  
Vol M03 Pg 13223-26  
Linda Smith, County Clerk  
Fee \$ 36.00 # of Pgs 4

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

## WARRANTY DEED

Evelyn A. Cross, 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 25, of the 5<sup>th</sup> Addition to Nimrod River Park as shown on map in official records of said county.

Also known as: 36 11 1D 200

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 8<sup>th</sup> day of Aug, 2002.

Evelyn A. Cross

Evelyn A. Cross

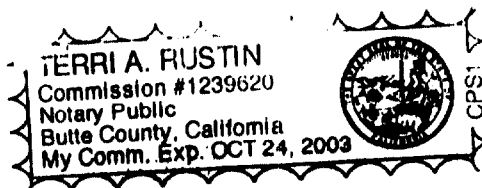
State of CA, County of Butte

This instrument was acknowledged before me on Aug. 8, 2002 by  
Evelyn A. Cross

Terri A. Rustin

My commission expires: 10-24-2003

Notary Public for the State of CA



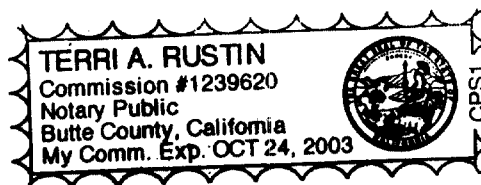
Warranty Deed

STATE OF CACOUNTY OF BUTTEOn August 8, 2002 before me, TERRI A. RUSTIN, NOTARY  
(Name, Title of Officer)personally appeared EVELYN A. CROSS

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

*Terri A. Rustin*  
(Signature of Notary Public)



(This area for notarial seal)

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 Post Office Box 25121  
 Portland, OR 97298

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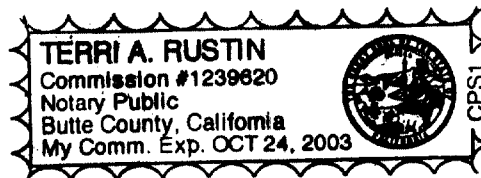
This space reserved for recorder's use

## AFFIDAVIT OF HEIRSHIP WITH INDEMNITY

I, Evelyn A. Cross, being duly sworn, do affirm:

1. Leonard S. Cross is deceased, and at the time of death was one of the owners of the following real property:  
  
 Block 65, Lot 25, of the 5<sup>th</sup> Addition to Nimrod River Park as shown on map in official records of said county.  
  
 Also known as: 36 11 1D 200
2. At the time of death, decedent was survived by Evelyn A. Cross, his 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.

Evelyn A. Cross  
 Evelyn A. Cross



Dated this 8<sup>th</sup> day of Aug, 2002.

State of CA  
 County of Butte

This instrument was acknowledged before me on 8/8/02  
 By Evelyn A. Cross

Terri A. Rustin  
 My commission expires: 10-24-2003  
 Notary Public for the State of CA

Affidavit of Heirship with Indemnity

13226

STATE OF CA

COUNTY OF BUTTE

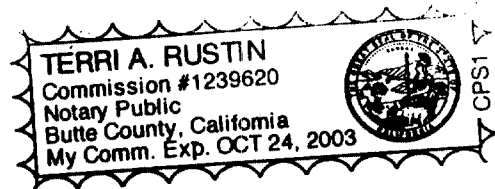
On August 8, 2002 before me, TERRI A. RUSTIN, NOTARY  
(Name, Title of Officer)

personally appeared EVELYN A. CROSS

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

*Terri A. Rustin*  
(Signature of Notary Public)



(This area for notarial seal)