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Vol M03 Page 80963

State of Oregon, County of Klamath
Recorded 10/31/03 10:16 a m
Vol M03 Pg 80963-45
Linda Smith, County Clerk
Fee \$ 3.00 # of Pgs 3

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

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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

Dolores A. Andrews, 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:

See Attached Exhibit 'A' Made A Part Hereof By Reference.

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 10 day of April, 2003

Dolores A. Andrews

Dolores A. Andrews

State of Colorado, County of Jefferson

This instrument was acknowledged before me on

Dolores A. Andrews

Dolores A. Andrews
April 10, 2003

My commission expires: 2-14-05

Notary Public for the State of Colorado

BRANDI L RAND
NOTARY PUBLIC
STATE OF COLORADO

MY COMMISSION EXPIRES 02/14/2005

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AFFIDAVIT OF HEIRSHIP WITH INDEMNITY

I, Dolores A. Andrews, being duly sworn, do affirm:

1. Kent E. Andrews is deceased, and at the time of death was the owner of the following real property:

See Attached Exhibit 'A' Made A Part Hereof By Reference.
2. At the time of death, decedent was survived by Dolores A. Andrews, his Mother.
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.

Dolores A. Andrews
 Dolores A. Andrews

Dated this 10th day of April, 2003.

State of Colorado
 County of Jefferson



This instrument was acknowledged before me on April 10, 2003
 By Dolores A. Andrews

Brandi L. Rand
 My commission expires: 2-14-05
 Notary Public for the State of Colorado

80965

EXHIBIT 'A'

Lot 56, Block 8, Sprague River Valley Acres, as per plat recorded in records of said County.