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Vol M03 Page 80968

State of Oregon, County of Klamath
Recorded 10/31/03 10:17 a m
Vol M03 Pg 80968-70
Linda Smith, County Clerk
Fee \$ 3.00 # of Pgs 3

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

Joe L. Holder, 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.

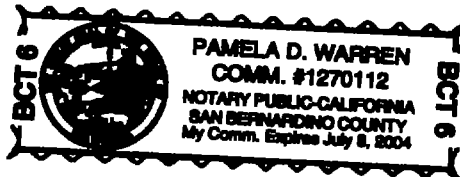
The true consideration for this conveyance is \$1.00 and other good and valuable consideration.

Dated this 5 day of May, 2003.

Joe L. Holder
Joe L. Holder

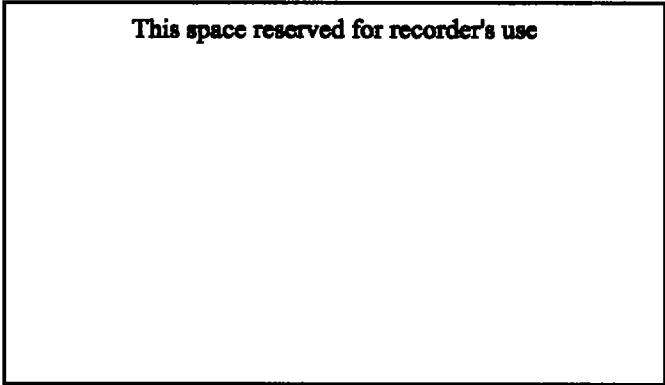
State of California, County of San Bernardino
This instrument was acknowledged before me on May 5, 2003 by Joe
Joe L. Holder

Pamela D. Warren
My commission expires: July 8, 2004
Notary Public for the State of California



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AFFIDAVIT OF HEIRSHIP WITH INDEMNITY

I, Joe L. Holder, being duly sworn, do affirm:

- 1. Lola R. Holder is deceased, and at the time of death was one of the owners 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 Joe L. Holder, 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.

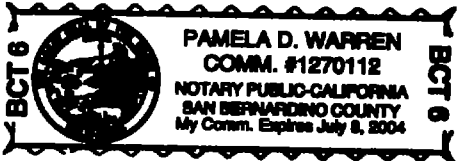
Joe L. Holder
Joe L. Holder

Dated this 5 day of May, 2003.

State of California
County of San Bernardino

This instrument was acknowledged before me on May 5 2003
By Joe L. Holder

Pamela D. Warren
My commission expires: July 8, 2004
Notary Public for the State of California



80970

EXHIBIT 'A'

**Lot 18, Block 16, First Addition, Klamath Forest Estates as recorded in
Klamath County, Oregon.**

AKA: 35 10 14C 2700