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Rieschel & Rieschel LLC  
P.O. Box 379  
Buffalo, MO 65622

2009-012265  
Klamath County, Oregon



09/15/2009 09:46:47 AM

Fee: \$26.00

## WARRANTY DEED

**THIS DEED**, Made and entered into this 10th day of September, 2009, by and between **Darrell Nickell and Dixie Nickell, his wife**, Grantors, parties of the first part, and **Darrell Nickell and Dixie Nickell, Trustees of the Nickell Family Trust Dated September 10, 2009**, Grantees, parties of the second part. (Grantee's mailing address is: 10181 Highway 38, Elkland, Missouri 65644.)

**WITNESSETH**, That the said parties of the First part, for and in consideration of ten dollars and other valuable considerations paid by the said parties of the second part, the receipt of which is hereby acknowledged, do by these presents, Grant, Bargain and Sell, Convey and Confirm, unto the said parties of the Second Part, the following described real estate situated in the **County of Klamath, in the State of Oregon**, to-wit:

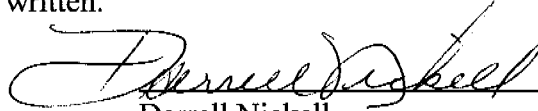
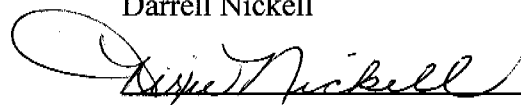
South ½ of the West ½ of Lot 3, Block 7, (also described as Lot 3-D, Block 7, Sycan Unit), Klamath Falls Forest Estates Sycan Unit, according to the official plat thereof on file with the Clerk of Klamath County, Oregon.

Grantees as Trustees and any Successor Trustee, have the power to sell, mortgage, pledge, assign, exchange, convey, develop, repair, rent, lease, or otherwise to deal with or dispose of the described real property, for such consideration and in such manner as in the Trustee's or Successor Trustee's discretion is deemed advisable. Trustees or Successor Trustee has the power to issue and execute conveyances, mortgages, leases, assignments, contracts and other instruments deemed by him necessary for the execution of the Trust. No person or corporation dealing with the Trusts shall be obligated to see to the application of any money paid or property delivered to Trustees, or to inquire into the necessity or the propriety of Trustees exercising the powers as Trustees, or to determine the existence of any fact upon which such Trustees' power to perform any act may be conditioned.

**TO HAVE AND TO HOLD** the same together with all the rights, immunities, privileges and appurtenances to the same belonging unto the said parties of the Second part, and to their heirs and assigns, forever; the said parties of the first part hereby covenanting that said premises are free and clear of any encumbrances and that said parties and their heirs, executors, and administrators of such parties shall and will warrant and defend the title to the premises, unto the

said parties of the second part, and to their heirs and assigns of such parties forever, against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the said parties of the First Part have hereunto set their hands the day and year first above written.

  
Darrell Nickell  
  
Dixie Nickell


**MISSOURI ACKNOWLEDGMENT - MAN AND WIFE**

STATE OF MISSOURI   )  
  ) SS  
COUNTY OF DALLAS   )

On this 10th day of September, 2009, before me the undersigned, a Notary Public, personally appeared Darrell Nickell and Dixie Nickell, his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and affixed my official seal at my office in Buffalo, Missouri, the day and year first above written.  
My commission expires: September 10, 2013.

NOTE: Notary should type or  
print name under signature.  
\*\*\*21738/RS\*\*\*

  
Angela Walker, Notary Public  
Commissioned in Dallas County, Missouri

