

**2025-006108**

**Klamath County, Oregon**

**07/16/2025 03:18:01 PM**

**Fee: \$92.00**

**After Recording Return To:**

Scott Howard  
1530 SW Taylor Street  
Portland, OR 97205

**Until a change is requested  
all tax statements shall be sent to:**

**Grantor:**

Donald St. John, Claiming Successor  
6422 E Lake Sammamish Pkwy NE  
Apt 314  
Redmond, Washington 98052

**Grantee:**

Donald St. John, Claiming Successor  
6422 E Lake Sammamish Pkwy NE  
Apt 314  
Redmond, Washington 98052

**Consideration: None**

**CLAIMING SUCCESSOR'S DEED**

Donald St. John, Claiming Successor of the Estate of David Carol Moorman, deceased, Circuit Court for Klamath County Case No. 24PB09922, Grantor, conveys to Donald St. John the following described real property situated in the County of Klamath, State of Oregon (the "Property") commonly known as 241 Michigan Avenue, Klamath Falls, Oregon 97601:

North 42.5 Feet of Lots 5 and 6, Block 57, Hot Springs Addition of The City of Klamath Falls, in the County of Klamath Falls, State of Oregon.

Subject to covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, included those show on any recorded plat or survey.

The true and actual consideration for this conveyance is None.

IN WITNESS WHEREOF, the Grantor has executed this instrument this date appearing next to his signatures below.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING

TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Date: July 7, 2025.



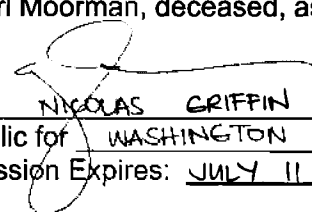
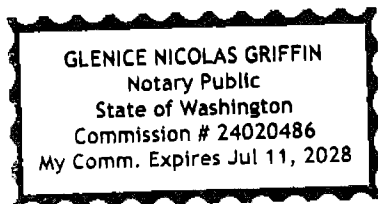
Donald St. John  
Claiming Successor

STATE OF WASHINGTON

County of KING

)  
) ss.  
)

This instrument was acknowledged before me on July 7, 2025 by Donald St. John, Claiming Successor of the Estate of David Carl Moorman, deceased, as Grantor.



GLENICE NICOLAS GRIFFIN  
Notary Public for WASHINGTON  
My Commission Expires: JULY 11 2028