

## 7. WARRANTY OF POSSESSION:

Buyer shall be entitled to possession of said premises as of the date hereof, and shall have the right to remain in possession so long as Buyer is not in default under the terms of this contract.

## 8. BUYER'S INSPECTION:

Buyer has purchased the property solely upon Buyer's own inspection and in its present actual condition and has not relied upon any warranties or representations made by the Seller or by any Agent of the Seller.

## 9. WARRANTY OF TITLE:

Seller warrants and represents to the Buyer that Seller is purchasing said property under a contract of Sale from Ruth Parsons, who owns said property in fee simple free of all liens and encumbrances, except a certain Easement in favor of the United States of America for a transmission line, recorded on page 285, volume 250 Deed Records, Klamath County, Oregon.

## 10. PAYMENT OF SELLER'S LIENS:

Seller warrants that Seller will make all payments on any contracts, mortgages, liens, judgments, or other encumbrances outstanding which Seller has incurred during or prior to this contract as the same fall due.

## 11. PAYMENT OF TAXES AND OTHER LIENS:

Tax apportionment for the 1970/71 tax year shall be waived, and Buyer shall pay all taxes thereafter.

Buyer will pay all liens which Buyer permits or which may be lawfully imposed upon the property promptly and before the same or any part thereof become past due. In the event the Buyer shall allow the taxes or other assessments upon the property to become delinquent or shall fail to pay any lien or liens imposed or permitted upon the property as they become due, the Seller, without obligation to do so, shall have the right to pay the amount due and to add said amount to the contract balance, to bear interest at the rate provided herein.

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