

THE TORRENS SYSTEM.

WE will soon have some practical experience of this much talked-of system of registration. The Act of last session comes into force on the first of July; and as all unpatented lands are at once brought under its operation, practitioners must soon familiarize themselves with its provisions.

Some of the sections of the Act apply to all lands in the Province and not merely to those registered under its provisions. The most important of these is as follows:—

“21. After the commencement of this Act, all lands in the Province of Manitoba, which, by the common law, are regarded as real estate, shall be held to be chattels real, and shall go to the executor or administrator of any person or persons dying seized or possessed thereof, as other personal estate now passes to the personal representatives.”

This almost takes one's breath away. It was once said by Mr. Justice Buller that if proper attention were not given to the doctrine of *scintilla juris* in discussing contingent remainders the constitution itself would be in danger. And now it makes one shudder to think what awful consequences may ensue upon the effacement of the whole law relating to freehold estates, and the consequent destruction of all our heirs. “A son and heir,” never so appropriate in this country as in England, must now be turned into “son and executor, or—if I don't make a will—administrator;” a phrase not nearly so euphonious, or so handy in case of a little pleasant embarrassment. It will be very hard to accustom one-self to the new conditions.

We will have, we suppose, to meet the troubles as they arise, and our present purpose is to suggest one topic for vacation reflection—and possible action:—Are the statutory short forms of deeds and mortgages of any further use? If not what is to be done until the next meeting of the Legis-