

they are exchanged by Torrens titles guaranteed by the respective Governments.

It might be advisable for the Legislature of Manitoba to declare all old system lands to be under the Torrens system and appoint more Torrens examiners who would proceed to issue titles to whomsoever is entitled to them after examination of the records and compulsory interrogatories of the occupants and apparent owners, including the last recorded owners or their respective heirs.

However, this is a difficult question which no doubt could be solved by a general study of titles. The fees for examining such titles could be borne equally by the Government and the titleholder and his share of the costs might be made a lien upon the land as special taxes.

Even if this particular reform were not introduced in Manitoba the respective Torrens Act, of the three provinces could be made identical in the manner suggested hereinafter.

With regards to personal property, uniformity is still more desirable. Personal property is continually moving from one province to another; manufacturers and wholesalers are daily shipping goods to other provinces. Uniformity in all the provinces would be a great advantage but in the central provinces it is nearly a necessity as they enjoy exactly the same peculiar conditions.

The laws as to Bills of Sale, Chattel Mortgages, Sales of Goods are so nearly similar it would be an easy matter to make them identical. Manitoba might introduce here the Hire Receipt Act of Saskatchewan so as to enforce the registration of lien notes which are a thorn in the flesh to lawyers and laymen alike.

There might be an Act similar to the Alberta statute and to the bill presented once in Manitoba relating to the standardizing of farm implements' contracts and prohibiting any contract but on the standard model and protecting thereby the unsuspecting farmer.

Many other Acts would suggest themselves as to which legislatures in all the three provinces might legislate simultaneously with advantage, such as crop leases, seed grain advances, sales