

TORRENS LAND LAW

NEW REGISTRATION SYSTEM IS AMENDED.

Land Titles Will Be Simplified and Abstracts More Easily Secured—Present Abstract System Is Clumsy and Costly—Torrens System Was Changed and Made More Plain by Recent Session of the Legislature.

It is expected that many tracts of land will be registered under the amended Torrens land transfer law adopted at the session of the legislature just closed. A law that was on the statute books for 10 years was amended by passing a bill drafted by R. C. Wright of Portland, to correct glaring errors that had lessened the value of the original act. The Oregon law now conforms to the Illinois statute, under which millions of dollars' worth of property has been registered.

"I believe that when people understand just what the Torrens law is," says Mr. Wright, "it will be adopted generally. By its provisions, one may institute proceedings in the circuit court to clear the title of a tract of land, obtain a certificate which is registered as proof of ownership, and thereafter sell the land as quickly as he could sell a barrel of flour. I can think of no better way to illustrate the difference between the old method of obtaining an expensive abstract and the Torrens plan of securing a certificate, than to compare them thus:

"A man goes to a merchant for his bill. The bookkeeper consults all the books from the beginning of the transactions that have been carried on between the store and the customer, and makes out a statement in which appears every separate item. Presume the transactions have gone on for 40 years.

"The customer would regard such a method of doing business as clumsy and unsatisfactory.

"But the abstract company gets up a set of books that correspond to the ledger in the office of the man who conducts his business properly, and from which a balance of an account may be taken in five minutes. The awkward method is the old manner of transferring land, the abstractor's method corresponds to the keeping of balances in the ledger. If the abstractor's method is good for a private concern, why not for the state?

"I have letters from officers in Illinois and Manitoba, where the Torrens law is operative, who testify to the growing popularity of the system.

"The method of registering title to a lot is very simple. The owner first prepares an application which describes the property, gives his name and address; what liens or incumbrances stand against it, the names of any persons claiming any interest in it, and any other information he has about the land. This is verified under oath the same as a complaint, and any number of contiguous pieces of land in the same county owned by the same person in the same right, or having the same chain of title and belonging to the same person may be included in one application, thus reducing the expense. The application is filed in court and then referred to a competent person to examine the title and report; and a summons is issued direct to all persons mentioned in the application and to all whom it may concern, which summons is served personally on those in the state and advertised as to all others.

"If any contest is made, the court hears and disposes of the case in the same manner as an ordinary suit to quiet title; otherwise a default entry is made and the title is ordered to be registered by a regular decree made on the examiner's report.

"Thereafter, the land is duly registered and a certificate of title issued to the owner, showing his title and any incumbrance, and when he sells or mortgages, this certificate must be presented and a new one issued showing the changes in the title."

Rum Butter Hunt.

In certain districts in England a mixture of butter, sugar, spices and rum, called "rum butter," is made when a child is born. A special bowl of the delicacy is hidden in some out of the way place in the house. Then a number of young fellows of the neighborhood search for it. Sometimes they succeed in locating it and at other times they fail. After eating the rum butter a collection is made among those present, and the money contributed is placed in the bowl for the newborn child and returned along with the bowl to the house where it was procured.—London Spectator.

Married to a Dead Tiger.

A curious custom obtains among the Coorgs. When one of them kills a tiger or a panther, he is married to the dead animal, regardless of its sex. Propped upon a framework of wood or bamboo, the animal is carried in procession, and the marriage ritual is strictly observed, while lavish hospitality is dispensed.—Calcutta Statesman.

Silenced.

Housekeeper—Those eggs you sold me were stale, and I asked you for fresh laid eggs. Dealer—Those eggs are fresh, madam, not salted, and they are laid eggs, madam, not manufactured. Had you desired eggs recently taken from the nest you should have asked for freshly laid eggs.

Time's Changes.

"It used to please me," said Olden, "to have the barber ask me if I wanted a shave when I was a youngster."
"Yes?"
"Yes, and now he sometimes flatters me by asking if I want a hair cut."—Philadelphia Ledger.

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HARNESS, SADDLES and TEAMSTERS' SUPPLIES

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MRS. CODY ON WITNESS STAND.

Always Willing to Be Reconciled to Her Husband.

North Platte, Neb., March 1.—Mrs. Cody took the stand last night and denied the charge of Cody that she attempted to poison him, or his dogs, or abused the children, or ill treated his guests. She admitted using liquor, but took it only in stated quantities and for medical purposes. She never used profane or vulgar language. In answer to a question, she said she still loved Cody, would welcome a reconciliation and forgive him if he would retract the poisoning charge.

Protesting that she still loved him and would like to make up, Mrs. Cody again testified.

Her cross-examination by the counsel for Cody occupied the entire day. The defendant made a denial of each and every accusation made by Cody.

The fact was brought out in the cross-examination that Cody and his wife separated twice in their early married life, Mrs. Cody going to her home at St. Louis and staying eight and nine months at a time. Mrs. Cody said they were only visits, that Cody always came for her.

Near Deming, Wash., a notorious and chronic smuggler named Kelly, was recently caught while attempting to cross the line coming south, with 90 pounds of opium, valued at \$1250, in his possession.

THE BEST IS THE CHEAPEST

Bear this in mind when you need poultry and stock supplies and ask for the International Poultry and Stock Food. Use Kow Kure for your cow troubles.

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Agent for Lee's Lice Killer.

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Horseshoeing, general repairing, wagon making and repairing. The way I have built up my business is by doing nothing but good work. Prices reasonable.

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Capacity, 150 barrels a day. Flour exchanged for wheat. Flour, Mill Feed, Chopped Feed, etc., always on hand.



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