

MAINE STATE LEGISLATURE

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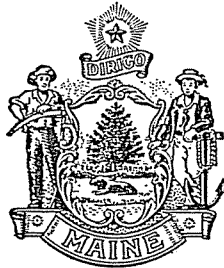
EIGHTH REVISION

THE
REVISED STATUTES

OF THE
STATE OF MAINE

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next prior to the filing of the bill held such open, exclusive, peaceable, continuous, and adverse possession thereof as comports with the ordinary management of wild lands in this state, may maintain a suit in equity to quiet or establish the title thereto or to remove a cloud from the title thereto, as provided in the 3 preceding sections.

See c. 95, § 29, re judgment divesting any person of title to real estate not effectual unless recorded; c. III, § 7, re tenant in real action may be enjoined from committing waste; c. III, § 8, re liable in treble damages for strip or waste.

CHAPTER 159.

INQUEST OF OFFICE AND INFORMATION FOR INTRUSION.

Sec. 1. Proceedings to revest in state, lands granted on condition. R. S. c. 107, § 1. Where lands have been granted by the Colony or Province of Massachusetts Bay, the Commonwealth of Massachusetts, or by this state, or are hereafter granted, on certain conditions alleged to have been violated, and the state claims to be revested therein, the following proceedings shall be had.

Sec. 2. Attorney-general to file information. R. S. c. 107, § 2. When the legislature or governor and council direct, the attorney-general shall file an information in the superior court in the county where the lands lie stating the grant and conditions, the breaches, and the claims of the state.

Sec. 3. Scire facias to issue; service. R. S. c. 107, § 3. The court shall issue a scire facias against the person stated as holding the lands under such grant, returnable to said court, which shall be served 30 days before the return day.

Sec. 4. Judgment on default. R. S. c. 107, § 4. If the defendant does not appear and answer to such information, judgment shall be rendered that the state be reseized of its lands.

Sec. 5. Consequence of disclaimer by defendant. R. S. c. 107, § 5. If the defendant appears and disclaims holding said lands or any part thereof, the attorney-general shall take nothing by his information so far as respects the lands disclaimed; and the defendant, and all subsequently claiming under him, shall be estopped from claiming or holding such disclaimed lands.

Sec. 6. Proceedings, if defendant claims title. R. S. c. 107, § 6. If the defendant claims all or any part of the lands under such grant and traverses the breaches, the cause shall be tried by jury, and if the issue is found in favor of the state, judgment shall be rendered that the state be reseized of said estate and for costs; but if the issue is found for the defendant, he shall have judgment for his costs to be paid from the state treasury.

Sec. 7. Proceedings, if it is adjudged that defendant holds too much land. R. S. c. 107, § 7. If the only alleged breach of condition is that the defendant holds more land than he has a right to hold under the grant, and it is so found by the jury or the defendant's admission, the court shall assign to him by metes and bounds so much of the land held by him as is equal in quantity to what he has a right to hold under the grant, and in such part thereof as is adjudged reasonable by the court.

Sec. 8. Location by direction of court. R. S. c. 107, § 8. Such part shall be located by persons appointed by the court at the expense of the defendant and a plan thereof returned to the court; and if confirmed by the court, it shall order an attested copy of the location and plan to be filed in the office of the forest commissioner, and judgment shall be rendered that the state be reseized of the residue and for costs.

See c. 32, § 6, re filing of plans etc. in office of forest commissioner.

Sec. 9. Cases in which information may be filed. R. S. c. 107, § 9. In all other cases where an inquest is necessary, the attorney-general, without order of the legislature, may file an information in said court describing the estate claimed and stating the title asserted thereto by the state; and notice shall be given as before mentioned, if there is any tenant in possession; if not, the notice shall be given as the court orders at least 90 days before the sitting of the court to which it is returnable.

Sec. 10. Proceedings, judgment, and costs. R. S. c. 107, § 10. If no person appears and answers to the information, or if a verdict is found that the state has good title to such estate, judgment shall be rendered that the state be seized thereof and recover costs; but if the verdict is in favor of the defendant, he shall recover his costs to be paid from the state treasury.

Sec. 11. Information to recover escheats. R. S. c. 107, § 11. The attorney-general may file an information as aforesaid for recovering seizin by the state for any real estate supposed to have escheated to the state for want of legal heirs; and the court shall order such notice thereon as it judges proper.

Sec. 12. Tenant not to set up title of alien. R. S. c. 107, § 12. In such case, the defendant shall not avail himself of the title of an alien, or of a subject of another nation or sovereign, or of any other person, unless he shows that he is his tenant or agent.

Sec. 13. If defendant is tenant or agent, costs. R. S. c. 107, § 13. If on trial the defendant proves that he is such tenant or agent, or the legal owner of such estate, he shall recover his costs to be paid as aforesaid.

Sec. 14. Defendant may hold by title subsequently acquired. R. S. c. 107, § 14. If it is found that the defendant was not the legal owner of such estate, nor had any right as tenant or agent when the process was commenced against him, but afterward acquired a good title, or became tenant or agent, the attorney-general shall cease further to prosecute the suit; but when the defendant proves no such title to the estate as owner, or interest therein as tenant or agent, judgment shall be rendered that the state be seized thereof, and recover rents and profits as in case of a writ of entry between private persons.

Sec. 15. Effect of judgment, that the state be reseized. R. S. c. 107, § 15. When judgment on information is rendered that the state be reseized or seized of any lands, the state shall be deemed in law to be so seized, and any judgment so rendered shall conclude all privies and parties, and those claiming under them, so long as it remains in force, subject to the following section.

Sec. 16. Tenant under the state to have betterments. R. S. c. 107, § 16. If a person appears and proves himself to have a legal title to such estate, and recovers it against the state or its grantee or tenant, the estate shall be liable for all expenses of improvements thereon over and above the rents and profits

thereof; although the tenant and those claiming under the state had not been in possession during 6 years.

Sec. 17. Proceedings by attorney-general to obtain betterments. R. S. c. 107, § 17. For the purpose of ascertaining the amount of such improvements, the attorney-general or the tenant or grantee of the estate may file a bill in equity in the supreme judicial court or in the superior court for recovering the same; and proceedings shall be had thereon as in other cases in equity to ascertain and adjust the amount.

Sec. 18. Execution, how to be levied. R. S. c. 107, § 18. The sheriff, by virtue of such execution, shall sell at public auction so much of said land as is sufficient to satisfy the execution and charges unless otherwise paid.

CHAPTER 160.

LIMITATIONS OF REAL ACTIONS. RIGHTS OF ENTRY.

Sec. 1. Rights of entry and action are barred in 20 years. R. S. c. 119, § 1. No person shall commence any real or mixed action for the recovery of lands, or make an entry thereon, unless within 20 years after the right to do so first accrued, or unless within 20 years after he or those under whom he claims were seized or possessed of the premises, except as hereinafter provided.

20 Me. 211; 21 Me. 204; 25 Me. 471; 35 Me. 463; 82 Me. 237; 122 Me. 81, 156.

Sec. 2. When right shall begin to run. R. S. c. 119, § 2. If such right or title first accrued to an ancestor, predecessor, or other person under whom the demandant claims, said 20 years shall be computed from the time when the right or title first accrued to such ancestor, predecessor, or other person.

14 Me. 165; 21 Me. 374.

Sec. 3. When such right to be deemed to accrue. R. S. c. 119, § 3. The right of entry or of action to recover land, as used in this chapter, first accrues at the times hereinafter mentioned:

I. When a person is disseized, at the time of such disseizin;

*83 Me. 178.

II. When he claims as heir or devisee of one who died seized, at the time of such death, unless there is a tenancy by the curtesy or other estate intervening after the death of the ancestor or devisor; in that case, his right accrues when such intermediate estate expires, or would expire by its own limitation;

III. When there is such an intermediate estate, and in all cases, when the party claims by force of any remainder or reversion, his right accrues when the intermediate estate would expire by its own limitation, notwithstanding any forfeiture thereof for which he might enter at an earlier time.

*58 Me. 557; *109 Me. 76.

Sec. 4. Any person may enter for condition broken. R. S. c. 119, § 4. The preceding section shall not prevent any person from entering, when so entitled by reason of any forfeiture or breach of condition; but if he claims under such a title, his right accrues when the forfeiture was incurred or the condition broken.