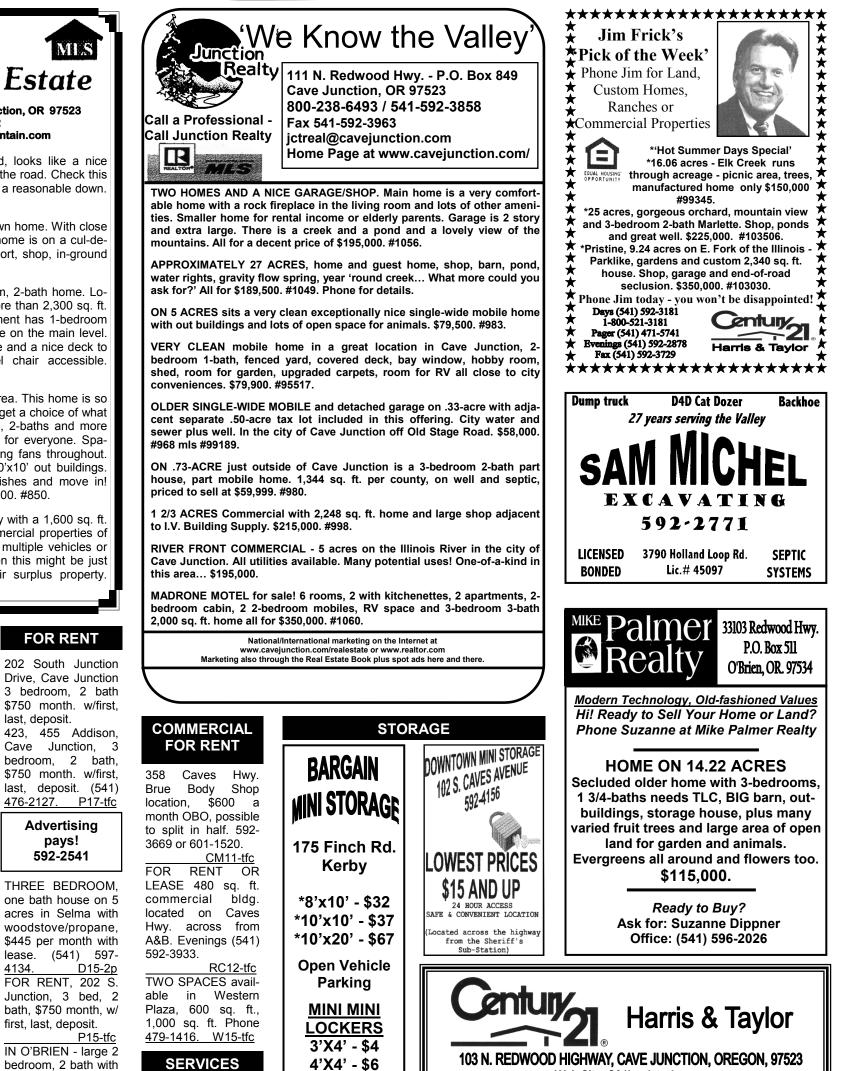


#### I.V. News Deadlines: 3 p.m., Friday

(News items and ads received after 3 p.m. on Friday will go into the next week's issue.) Classified ads are due Friday at 3 p.m. but will be accepted until Monday at noon at a higher rate and limited to 20 words.



regon ountain Real Estate 221 S. Redwood Hwy. P.O. Box 835, Cave Junction, OR 97523 (541) 592-4146 (866) 294-3882

#### Visit us on the Internet: www.oregonmountain.com

1.38 ACRES in the country. Level and wooded, looks like a nice home-site. Fronts on Garner Road with power at the road. Check this one out. Owner may finance for a short term with a reasonable down. \$42.500. #876.

QUIET SETTING for this 3-bedroom 1-bath in-town home. With close to 1,700 sq. ft. of living area this well cared for home is on a cul-desac. Attached single-car garage, detached RV port, shop, in-ground sprinklers, it's all here. \$130,000. #872.

WOODED SETTING compliments this 2-bedroom, 2-bath home. Located in the O'Brien area, this home features more than 2,300 sq. ft. of living area on two levels. The daylight basement has 1-bedroom and a bath while the other bedroom and bath are on the main level. Bright and cheery kitchen, massive rock fireplace and a nice deck to enjoy the pleasures of country living. Wheel chair accessible. \$165,000. #869.

TRIPLE-WIDE on 5 private acres in the Selma area. This home is so new that the landscaping is not complete so you get a choice of what you want to do with the yard. With 4-bedrooms, 2-baths and more than 2,100 sq. ft. of living space, there is room for everyone. Spacious floor plan with split bedroom design. Ceiling fans throughout. Double-car garage, nice shop building and 2 10'x10' out buildings. Seasonal creek too. Just bring your clothes, dishes and move in! Owner wants this property sold yesterday. \$190,000. #850.

HOW ABOUT 3 1/2 acres of commercial property with a 1,600 sq. ft. building? Lots of possibilities here. In-town commercial properties of this size are hard to find. If your business uses multiple vehicles or needs room to store equipment or inventory then this might be just the spot. Owners are motivated to move their surplus property. \$105,000. #759.

#### REAL ESTATE LOTS/ ACREAGE

BUYING? SELLING? Phone Steve Lyons Associate Broker 592-9201 Century 21 Harris & Taylor 592-3181 L48-tfc

7.41 acres trees and pasture + 3/2 dblwide with huge deck and view. \$115,500. #1781 2.24 acres septic and well. Nicely treed, only \$30,000 possible terms. #1783 City Lot 1 bedroom, 1 bath mobile on .24 acre only \$39,900 possible assumable loan. #1768 10.10 acres. views. \$45,000 #1775 VIEWS - 5.27 acres owner terms \$40,000 #1733 City Lot, terms. \$20,000.

# REAL ESTATE CONT.

Charming 3 bedroom, 1 bath on .83 acre + garage. Only \$132,500 #1766 1999 doublewide manufactured home on 5.07 acres \$142,000 #1774 4.48 acres located in Selma, poss. Terms. \$35,900 #1767 Half Moon Rose Café! Business Only

Presented by Tonya Box, Associate Broker, Illinois Valley Real Estate. 592-4464. B17-1c

\$25,000

LOVELY 4-bedroom, 2 1/2-bath house on 5 level wooded acres in O'Brien. Fenced with an electric gate. Workshop. rustic barn, orchard w/drip family room, modern system, garden spot kitchen, large living and septic hookup for an RV. Newly and dining rooms, enclosed back porch, painted and roofed on one acre, no new heat pump. smoking or inside Electric baseboard pets, \$595 per mo., heating and wood \$800 security destove, septic, dining posit. 596-2816. room, breakfast nook, covered porch and patio, 4th bedroom with 1/2-bath and separate entry could be used for an office. Sheet rocked double car garage w/ bath close by, could be converted into extra living space.

Presented by Janet Prescott. **Real Estate Broker** Illinois Valley Real Estate 592-4464 IVRE49-tfc

GREAT BUY! 4 bedroom, 2 bath, 1,848 sq. ft. for \$79,000. .43 acre, nice area of homes, walking distance to river. Won't last! Phone today ERA/Prestige #C03L009, (541) 474-4357 or (541) 659-4283.

DL12-6cp BY OWNER: Two adjoining city lots, 1.01 acres total, city services at streets Barlow and Sherwood. \$28,000. Terms possible. 592-<u>3139.</u> L12-6p 10 Acres 3 1/2 minutes from C.J. mountain views, near level creek, pond, no stones, black soil, very secluded, slight DEQ problem; drain field is only about one third finished so \$37,500 cash gets it. What a buy! Phone (541) 592-3433. Leave message.

C17-1p ΤWΟ ACRES approx. mini-ranch, 2009 Laurel Rd. \$175,000 O.B.O. 34 gpm well, view, close to schools, bordering Cave Junction. Also, in-town two bedrooms one bath, garage, approx. 1/2 acre, 412 E. River Street. Asking \$75K. 592-360 leave message or e-mail goatsseven@yahoo. L14-2p com.

FOR RENT

#### Best of Both

luxurious appointments mark this duhouse in Selma as most unique in So. commute to G.P. makes this 2 br. 1 ceilings a real find. Huge private deck overlooks the creek. "Oregon Paradise." Quality throughout. Wood/elec. Heat, d/ indoor storage room, and \$550 dep. 2185.

2 or 3 bedroom house on acreage out of town. Must have good credit and references! \$650 per month and a \$750 security deposit. Junction Realty 592-

Subscribe to the 'I.V. News'

3858.

J17-1c

N16-1p KERBY: 1-bedroom mobile, partially furnished, some utilities included, no pets, adult preferred. May do yard and maintenance work as credit against rent; \$275 per month, first, last and security, references required. Available approximately Aug. 10. 592-

2825, 4 to 7 p.m.

one-

4959

3611.

CAVE JUNCTION

bedroom apart-

ments. Rent based

on income. Equal

Housing Opportu-

nity. Grand Manage-

ment Services. 592-

2-bedroom, 2-bath

home in country.

\$650 mo., 1st, last,

\$650 cleaning de-

posit. 592-2722,

2 APARTMENTS for

rent, 2 bedroom,

water, sewer, trash

paid, cable ready.

Quiet, family com-

plex in Cave Junc-

tion. One ready 7/1,

one ready 8/1. \$425/

month, \$425 deposit.

Phone (541) 592-

ELECTRONICS

19-inch color televi-

sion for sale. Great

picture. As is. \$10.

Phone, 592-5461.

4676.

(541) 660-8390.

S17-1p

and two-

(541) 572-

GMS2-tfc

M16-1p

C15-4c

F17-1f

Must see! \$179,000.

596-2421. R15-2p

Rustic seclusion and plex chalet town-Oregon. An easy 1/2 bath w/vaulted w, hkups., carpeted \$650 mo. 1st, last Phone (541)597-P16-2p

SERVICES

THE FINISHING TOUCH CLEANING SERVICE: Customized cleaning to your specifications commercial. residential, rentals, new construction, windows, local references, licensed, bonded and insured. Phone 592-5270. C42-tfc

#### HANDYMAN

Greg's Handyman Service. We do lawnmowing, weedeating, repairs, remodels, decks, ramps, fix plumbing, replace electric fixtures, dump runs and yard work, wash RVs We do it all. Senior discount. Honest, reliable, and trustwor-Phone Greg, thy. <u>592-2753.</u> C17-4p

### AUTOMOTIVE

1975 DODGE utility van, slant six, good rubber, runs great, priced to sell, \$400. 592-6915. M17-1c "79" GMC 4WD, runs aood. needs work. \$1,200 OBO. 592-2514.

E17-2p 1999 FORD van E350, diesel, 15 passengers, take over payments. 596-2131. T17-1p

## NEED LOAN

I am in need of a loan of \$4,000. I am willing to pay 30 percent interest. I have references and collateral. You won't get this interest at any bank or in the stock market. Please phone (541) 592-4176. P17-1p

4'X4' - \$6 Also boxes as low as \$1.50

#### AGRICULTURE

Three Creeks Ranch now taking orders for grass hay first and second cutting. 592-3750. TCR11-tfc GRASS HAY for sale, 597-4142. D16-2p

Quality oat hay, no weeds. In the barn \$90 per ton. Phone 597-2000. M15-3p HAY FOR SALE, priced in the field, in the barn, or delivered locally. Order now. Cell, 761-1172.

WANTED

<u>TS17-1p</u>

HOUSE that needs to be moved to our property. (541) 592-<u>6031.</u> <u>U17-1p</u>

Wanted antiques, collectibles and shabby chic. Furniture buying and selling. Phone 592-A16-3p 3359. Will trade approximately 1 1/2 cords dry madrone for various outside work. Phone before noon or after 6 p.m. 592-2760.

# SHEET METAL

Seamless Gutters \*Duct Work & Fittings \*Roof Flashing \*Hard-to-Find Items \*Fabrication \*Installation **DOWN & OUT** SEAMLESS GUTTERS 592-3391

License #94699 D&O7-tfc

# Web Site: C21harristaylor.com

'EXCEPTIONAL HOME-SITE.' Rural 25 acres with territorial mountain views. Needs home site development permit, however, great location near Lake Selmac. Small outbuilding on site. \$115,000. #LC4399.

MEADOW, PRIVACY AND SPRING.' Selma acreage with 784 sq. ft. manufactured home. Hard to find type property, bordered by federal land - this 71.98 acres is a must see. Some timber. great views and close to Lake Selmac. \$300,000. #TC4400.

SECLUDED 77 ACRES off Reeves Creek Road recently logged, brush and wooded areas. Several young fir trees, moderate to steep slope, level at top and 4-wheel drive access in. Some owner terms. \$49,000. #RC4234.

HISTORIC 'ROUGH & READY' PARK on 89 pristine acres with 1/2 mile of West Fork Illinois River frontage; 30 acres in pasture; swimming hole; horse shoe pits; baseball field; 20 picnic tables; RV hook-ups and modern bathrooms. Private location with older home, 3 wells, irrigation rights and irrigation equipment included. Beautiful property, well maintained. Only \$450,000. #RC4370.

BEAUTIFUL large acre-GORGEOUS 20.58 age with septic site ap-ACRES in remote locaproval and gorgeous tion of O'Brien, Oretrees in Selma. Incredible 56.48 acres with seasonal creek and moun-Only views. tain borders \$110,000. #TC4339.

TIMBER, WELL and BUSINESS AND HOME pad on site. Gorgeous on 5 acres. Established end-of-the-road, 53.5 wrecking yard and towing service, auto acres with BLM on 2 sides, seasonal creek. repair and recycling. Several outbuildings, and mountain views and close to Lake Selequipment and inventory, plus 3-bedroom, mac recreation area. Only \$110,000. 2-bath 1999 Fleetwood. #TC4340. \$195,000. #RC4317.

STUNNING SETTING VERY NICE, cute and in the heart of the Illiclean, well maintained nois Valley, this 68.7 1993 acre ranch has a 2story 'ranch style' 3bedroom, 3-bath home with cultured rock fireplace, cozy living room and huge master bedroom. Fenced and cross-fenced, 13 acres sprinkler irrigated, hay storage, horse barn and shop. Only

\$550,000. #DC4328.

**OREGON CHARMER** -

Quaint 11-unit motel in

Southwest Oregon

with separate man-

established since cur-

rent owners pur-

chased in 1976. Life-

style, income and in-

cludes equipment and

inventory. \$395,000.

VERY REMOTE 21.70

acres with marketable

timber, backed by

498+ acres of BLM

where spring water for

home has renewable

lease. 2,795 sq. ft. cabin thrown in free.

gon with West Fork of

Illinois River running

through parcel and

\$75,000. #LC4045.

BLM. Only

\$85,000. #CC4330.

home. Well

SOUTHWEST

ager's

#RC4348.

Liberty. Nicely landscaped in nice park. Park has clubhouse and laundry facilities. Peak roof, heat pump, skirting, awnings over deck/porch, carport and 2 storage sheds. Only \$18,500 #OC4342.

single-wide by

SINGLE-WIDE 1,056 sq. ft. manufactured home on .65-acre parcel with city water in Cave Junction. Well established rental and walking distance to conveniences. Only \$58,500. #MC4198.

CENTURY 21

Harris & Taylor Leading the way!

Always on the cutting edge. National & even Worldwide exposure for your

property.

**REAL ESTATE FOR THE REAL WORLD** \* CAROL DOERING 592-3385 \* JIM FRICK 592-2878 \* SANDY GLAMACK 592-3306 Century 21.com (541) 592-3181 \* STEVE LYONS 592-9201 Each Office is Independently Owned

S16-2p

If it's SHEET METAL, We'll Make It!