

# Classified Ads

I.V. News Deadlines: 3 p.m., Friday (unless otherwise noted on page 1)  
 (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.

**Oregon Mountain Real Estate**  
 221 S. Redwood Hwy. PO Box 835 Cave Junction, OR 97523  
 (541) 592-4146 (866) 294-3882 www.oregonmountain.com

**JUST REDUCED!** Was \$149,000, now \$139,995. Cute older home on a country acre. Here is a two-bedroom, one-bath home with real wood in the bedroom and living room. Has about 860 sq. ft. of living area. Oh yes, there is another 1.59 acres in the tax lot behind which is also included in this sale for a total size of more than 2 1/2 acres. Nice trees on this property. Planning Department says that both lots are zoned for residential use so perhaps this may be a two-family set up.

**ANOTHER PRICE REDUCTION!** Five plus acres with access to Sucker Creek. Located on a quiet country lane, this three-bedroom, three-bath home is the epitome of gracious country living. With more than 2,300 sq. ft. of living area, there is room for everyone and all their projects. Split bedroom plan with master bedroom on the first floor, island kitchen, attached garage, detached carport and a shop to tinker in. Owner was back to the creek the other day panning for gold and got a little color, not enough to make the house payment but he had fun. Now priced at \$249,500. #907

**TOP OF THE LINE 1999 Redman mobile.** Three-bedroom, two-bath with about 1,100 sq. ft. of living area. Located in the Kerby park. Range, porches, awning and skirting included in sale. \$45,000 #M140

**HOW ABOUT A 1/2-ACRE ON Holton Creek Rd?** Property is level in front with scattered trees. Has a slope in the back. Might be just that small property for your country home you have been dreaming about. \$29,500 #906

**'We Know the Valley'**  
 Junction Realty  
 111 N. Redwood Hwy. - PO Box 849  
 Cave Junction, OR 97523  
 800-238-6493 / 541-592-3858  
 Fax 541-592-3963  
 jctreal@cavejunction.com  
 Home Page at www.cavejunction.com/realestate

Call a Professional - Call Junction Realty

**EXCEPTIONAL RIVER FRONTAGE** with marketable timber. Home site permit, ready to develop your dream home. Has Mill Creek on property's east side, BLM on the west side. Move to your private kingdom along a creek and river. Near Cave Junction and only \$190,000 #973 mls# 99437

**1980 1,152 SQ. FT. DOUBLE-WIDE** manufactured home on a city lot in Cave Junction. This is a 3-bedroom, 2-bath. Chain link fence, carport, covered deck. Good home close to high school and senior center. Priced to sell at \$84,500. #105884

**SMALL PARCEL ON THE REDWOOD HWY.** south of O'Brien currently being lived on. There is a 1,000 gallon septic, a 2,500 gallon water tank and a 12'x44' mobile home. Buy this and build your home here or finish it up for a vacation home. \$44,000 #105799

**JUST REDUCED!** Nice 2-bedroom, 1-bath, 962 sq. ft. frame home in the city of Cave Junction. New garage/shop, 24'x30'. Nice covered patio and fenced yard with dog kennel. Good price at \$144,000. #105830

**LARGE 2-BEDROOM HOME** with separate guest room. Frame built home on almost a half acre on the edge of Cave Junction. Approximately 1,700 sq. ft., it has very nice sized rooms except for the small bedroom. The larger bedroom is huge with a huge walk-in closet, an area for computer or crafts. There is a large utility room and two rooms off the shop plus a bathroom. Shop has plenty of room and some outside covered storage. Circle drive, wood, propane and electric heat. A must see for \$150,000. mls# 105612

**LAND**  
**WATERFRONT**  
**COMMERCIAL**  
**RESIDENTIAL**  
**1991-TAX DEFERRED EXCHANGES**

**Phone Jim Frick**  
 450-8777  
 or  
 592-2878

**Century 21**  
 Harris & Taylor

**We live in the Illinois Valley**

**REAL ESTATE**  
 Buying or Selling - Customer Service  
 Communication - Follow-up Service  
**Results!!!**  
 Carl & Lori LaFlamme  
 www.southernoregonhomestore.com  
 (800) 460-6873 office  
 (541) 659-5644 Lori's cell  
 (541) 659-0487 Carl's cell  
 ERA Prestige Homes

**HOMES FOR RENT**

422 ADDISON, C.J. New 3-bedroom, 2-bath \$775 month, 1st, last & deposit. Separate shop available for \$200/month. Phone (541) 476-2127.  
 HDP46-tfc

NICE SPARKLING CLEAN 2-bedroom duplex near town. Carport, washer and dryer hook-ups. \$475 per month, \$500 security deposit. Applicant screening. HUD approved. 592-2096  
 JL9-tfc

CAVE JUNCTION one- and two-bedroom apartments. Rent based on income. Equal Housing Opportunity. Grand Management Services. 592-4959 (541) 572-3611. GMS2-tfc

National/International marketing on the Internet at www.cavejunction.com/realestate or www.realtor.com. Marketing also through the Real Estate Book plus spot ads here and there.

**MIKE Palmer Realty**  
 33103 Redwood Hwy.  
 P.O. Box 511  
 O'Brien OR 97534  
 Modern Technology, Old Fashioned Values

**LAND**  
 94.6 acres, borders National Forest, year-round creek. Beautiful! All behind locked gate. \$167,500 #094

**O'BRIEN BEAUTY**  
 17 level acres of openings, trees, pond stocked with fish, and views. Don't forget the 2-bedroom, 2-bath home and 20'x30' shop. \$157,000 #102

Are you looking for property to buy? We represent Buyers and Sellers.  
 Call us on any listing. We are ready to work for YOU!  
 CALL LARRY SMITH FOR ALL THE DETAILS  
 541-596-2026 or 541-659-7943

**Great Rates Easy Application**

**Genie Gilliam**  
 President

**Rosita Redd**  
 Loan Officer

- Purchase/Refinance
- Competitive Rates and Terms
- Home Equity Loans/Lines of Credit
- Locally Owned and Trusted

**3PM Mortgage**  
 (800) 713-1102

**REAL ESTATE FOR SALE**

**Janet Prescott, Real Estate Broker**  
 Illinois Valley Real Estate presents:  
 Selma area: 1-bedroom, possible 2, 1-bath home plus a single-wide with large addition. 9.28 acres. 3 good wells, 2 septic, trees. \$240,000 #1828  
 Spanish style home with tile roof. 3 bedrooms, 2 baths. Unique floor plan, courtyard on 3.57 acres. \$350,000 #1823  
 1.11 acres, great area, only \$35,000. #1823  
 Mountain views from your backyard. 3-bdrm, 2-bath home on 5 acres. Approx. 1,590 sq. ft. detached double car garage. Only \$219,900 #1801  
 Great views: 5.27 acres on slope. Great owner terms. Only \$40,000 #1703  
 Selma area: 10.10 acres, views from top, power nearby. \$55,000 #1811  
 5.12 acres: Road and pad roughed in on county road. \$55,000 with terms. #1808  
 Planning on selling? Please give me a call, inventory is very low.  
 Janet Prescott  
 592-4464 IVRE49-tfc

**GREAT INVESTMENT PROPERTY**  
 Commercial property for your business + 2-bedroom and studio rentals. River view from upstairs. Previously Blue Marlin Restaurant, \$162,500. For sale, lease or rent #1797  
**COMMERCIAL / RIVERFRONT** in the city. Five acres with cottage. Highway 199 access. Lots of business or multi-family possibilities or build your riverfront home! \$215,000 #1801  
**RIVER VIEW** from this 1.8 acres with 1957 home. Needs TLC. Pond, garden, river access. \$129,000 #1822  
**4.17 ACRES** Road in, septic approved, electric on site. Lots of trees. \$69,000 #1817  
**TAKILMA** cabin on .55 acre, \$75,000 #1827  
 For more information phone Lynn at Illinois Valley Real Estate, 592-4464 or preview all our listings at www.ivland.com.  
 IVRE10-tfc

**2-BEDROOM, 1-BATH** home on 5 acres in rural Cave Junction. \$550 (541) 488-0258  
 BW11-2p

**SMALL CABIN, 1 bedroom**, quiet area, \$350. Also available soon, 2-bedroom mobile, \$450. First, last, security. Help available for elderly or disabled. Possible transportation, personal care, cooking, errands, or? 592-4425, 9 a.m. - 9 p.m.  
 GB11-1p

**AVAILBALE JULY 1, 2-bedroom, 2-bath** mobile home close to town. \$450 month. First, last, \$300 deposit. Phone 592-3675 or 415-1201.  
 LF11-2p

**1 - BEDROOM CABIN, 1-room** cabin, each for \$225 per month, \$225 cleaning deposit. 2-bedroom cabin, \$500 per month and \$500 cleaning deposit. No pets, credit check and references a must. \$30 non-refundable fee for credit check. Tom 592-3976, Loy 592-3354.  
 TW11-2p

**PERSONALS**

HAVING A DRINKING problem? Perhaps Alcoholics Anonymous can help — Cave Junction 592-6258 or 592-2901. Sunday 8 p.m. at Immanuel United Methodist Church. Tuesday, 7 p.m. book study at St. Matthias Episcopal Church. Wednesday, 7 p.m. men's meeting at Episcopal Church. Thursday 7 p.m. at Methodist Church. Saturday 10 a.m. Women's meeting at I.V. Family Resource Center.  
 AA-tfc

**\$ \$ NEED CASH \$ \$**  
 WE pay for remaining payments on Property Sold! Mortgages! Annuities! Injury Settlements! Immediate quotes !!! "Nobody beats our prices." National Contract Buyers (800) 490-0731 ext. 305.  
 NCB1-tfc

**COMMERCIAL RENTALS**

360 CAVES HWY. 1,700 sq. ft. currently Cone Ten Pottery. Could be split in half. \$700 OBO. Phone 592-3669 or 601-1520.  
 CM51-tfc

1,000 sq. ft. office space or? Occupied for 20 years as chiropractic office. #222 in Western Plaza, \$425 per month. 479-1416  
 W11-tfc

**HELP WANTED**

**BLUEBERRY PICKERS** wanted for coming season starting approximately June 15. Phone for info, 592-4120 till 9 p.m.  
 LB9-4p

**LOOKING FOR FULL TIME** person to help tan hides and assemble tools. Must enjoy physical work. Long term potential. \$8 an hour training, then \$9 an hour, with \$12 an hour potential in six months to year. Send your resume/application to Traditional Tanners 3303 Dick George Rd. 592-3778, fax 592-3793, email matt@braintan.com.  
 LM11-1p

**CONSTRUCTION CONTRACTORS/** Employees, framers, siders, finish carpenters. Residential/commercial. Send application to PO Box 597, Wilderville, OR, 97543.  
 HDP-tfc

**PETS**

**PUPPIES BORN** April 14. Black lab/ border collie mix. 5 males, 1 female. \$25 Phone 592-3999.  
 ER10-2p

**HAY**

**GRASS HAY, \$4;** pea and wheat hay, \$2.00; clover hay, \$3.50. Phone Kristi at C&C Ranch 592-3443.  
 CR23-tfc

**STORAGE**  
**ILLINOIS VALLEY MINI STORAGE**  
 102 S. CAVES AVENUE  
 592-2878 or 450-8777  
**LOWEST PRICES \$15 AND UP**  
**24-HOUR ACCESS**  
 Safe, secure and convenient location  
 (Located behind SOFCU)

**Illinois Valley Real Estate**  
 216 S. Redwood Hwy (PO 856), Cave Junction OR  
 541-592-4464

**REDUCED TO \$210,000**

**3-bedroom, 2-bath home on 5 acres on Tycer Crossing.** Garage, view and more. MLS 104844

E-mail: Open Sundays too! Web Pages:  
 ivland@cavenet.com www.ivland.net  
 www.rogueweb.com/ivre

**REAL ESTATE WANTED**

**MOBILES AND RVs**

**ILLINOIS VALLEY MINI STORAGE**  
 6'x12' - \$30  
 8'x12' - \$45  
 10'x12' - \$55  
 592-2878 or 450-8777  
 102 S. CAVES AVENUE

**BUYING? SELLING? Phone**  
**Steve Lyons**  
 Associate Broker  
 C-21 Harris & Taylor  
 Phone 592-9201

**DOUBLE-WIDE MOBILE FIXER-UPPER.** You move off lot. As is, \$4,000. 592-3936  
 SM9-4c

**MOTORHOME SAFARI** 37-foot diesel pusher, 1990. \$25,000 Phone 541-592-3360.  
 LB10-4p

**RENTAL WANTED**  
 Nice 1 or 2-bedroom home, prefer acreage. Single male, 53, non-smoker, no pets. Jim, 592-6565, cell 660-0875.  
 JR11-2p

**\*Want more business? \*Interested in telling the buying public what's for sale? \*Care if people know your products and services? Then use 'Illinois Valley News,' the community newspaper that's invited into the homes. 592-2541**

**Century 21 Harris & Taylor**  
 103 N. REDWOOD HIGHWAY, CAVE JUNCTION, OREGON, 97523  
 Web Site: C21harristaylor.com

**COUNTRY LIVING** in Takilma. Great soil and abundant water makes this a gardener's paradise. Fully fenced and cross-fenced with a charming 2-bedroom home with huge utility/hobby room and 3-room shop. \$120,000 #TC 4495

**WOODED 3 ACRES** with 1990 built, 1,943 sq. ft. home. Knotty pine in living room, 2 wood stoves, fireplace and covered front porch. 2-car RV/ carport, small shop, fenced yard with roses. \$185,000 #KC 4411

**NEW HOME** great location, detached 24'x27' shop. Custom designed ranch style 1,402 sq. ft. with skylights, modern features and on fenced .26-acre lot. \$185,000 #AC 4426

**2002 CUSTOM BUILT** 3-bedroom, 2-bath, 1,444 sq. ft. home barely lived-in on .19 acres. Quality carpet and brick fireplace, close to shopping and schools. \$142,000 #JC 4474

**COUNTRY ELEGANCE** Magnificent quality throughout this double-wide manufactured home with split bedroom 3-bedroom, 2-bath floor plan. Large decks, covered patio, guest room and seasonal pond. Great 9.11 acres with mountain and pastoral views. This is a wonderful place and only \$229,000. #CC 4407

**LARGE INDUSTRIAL BUILDING** in Illinois Valley on Hwy. 199 with more than 14,100 sq. ft., loading dock, office, storage backed up to 5,000' paved runway and more. Situated on 2.8 acres, zoned rural industrial. Would be excellent manufacturing location for cabinets, doors, etc. \$425,000 #RC 4417

**BRING YOUR HOME PLANS** Privacy awaits. Breathe in as you check out the wildflowers on 5 level acres situated at the end of a paved rural residential cul-de-sac. Septic installed, gated entry, power transformer, meter base and 200 amp service to cleared site. The drilled well has pump, power, pressure tank and well house, and in 2000, well flow showed 11+ gallons per minute. 100 Simmons Cut Rd. \$100,000 #SC 4477

**REMODELED LIKE NEW**, this 2-bedroom cottage style charmer is a must see. Situated on .86-acre site with views. New appliances, tile entry floor and more. \$98,500 #RC 4450

**FABULOUS INSULATED** 40'x66' shop/apartment with new 1,296 sq. ft. double-wide with custom cherry-stained cabinets and Trex wrap-around deck on park-like 2.57 acres in Grants Pass area. \$275,000 #CC 4476

**INCREDIBLE SW OREGON** box canyon ranch on 19.53 acres with classic custom log home, wrap-around decks, bunkhouse, shop, 2-stall livestock barn and more. Pond, seasonal creek, pasture and ready for horses or cattle. \$350,000 #RC 4484

**1989 2-BEDROOM, 2-bath** 1,188 sq. ft. Guerdon manufactured home in small family park. Priced below assessed value - continue on in park or move to another location of your choosing. \$24,900 #PC 4482

**FABULOUS FIND!** 3 level acres (in North Valley). Secluded and natural setting with a seasonal creek and abundant wildlife. Pride of ownership shines throughout this 1,344 sq. ft. home. Large living room, family room with wood stove, new heat pump, new garage and handicap ramp. Good well with filter. Flow test on file and Home Warranty included. \$189,500 #WC 4483

**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 287-0248  
 \* JIM FRICK 592-2878  
 \* SANDY GLAMACK 592-3306  
 \* STEVE LYONS 592-9201  
 \* IAN CROSBY 592-9687  
 \* TAMI HARRIS - 592-3181

**Century 21.com**  
 Each Office is Independently Owned  
**(541) 592-3181**