

# 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

2.7 ACRES at the end of the road and in town too! A beautiful ranch-style 1,700 sq. ft. home with 3 bedrooms and 2 baths goes with the 2.7 acres. Living room is highlighted by the large brick fireplace with insert. The large country kitchen has lots of storage space and a breakfast bar. Sliding glass doors lead to the patio where you can enjoy those summer evenings looking out over the lush lawn and the garden area. Attached 2-car garage. Home has its own well so you can water away without worrying about those water bills. \$300,000 #920

5 WOODED ACRES with a triple-wide 1999 Palm Harbor manufactured home. This spacious home features 3 bedrooms and 2 baths plus a nice open floor plan. Screened-in porch, decorative pond and a unique shop building. Room for a garden, a shop to tinker in and a beautiful home to relax in. This is country living at its best yet only about 3 miles to town. \$230,000 #919

HILLTOP RETREAT. Check out this 2,300 sq. ft. home with 3 bedrooms and 2 baths. Home is located on an 18-acre tax lot. The east view from the home looks out over the Dick George area while to the west is the river. 3 other tax lots bring the total acreage to more than 100 acres. Each of the other lots has a septic installed. All the property is well wooded and has some commercial timber. There is the potential to develop home sites on the other lots and sell them or you could just enjoy living on your 100 acres. \$650,000 #917



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 (541) 659-5644 Lori's cell  
 (541) 659-0487 Carl's cell  
 ERA Prestige Homes

### REAL ESTATE FOR SALE

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

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  
**TAKILMA** cabin on .55 acre, \$75,000 #1827  
 Phone Lynn at Illinois Valley Real Estate, 592-4464  
 www.ivland.com.  
 IVRE10-tfc

MOTIVATED SELLERS! North Valley seclusion yet close to Grants Pass. 3 level acres with spic-and-span double-wide. New garage, great well, iron filter, seasonal creek. Many possibilities. \$189,500. Phone Tami, Century 21 Harris & Taylor, 660-4604  
 TH16-4p

RAIN OR SHINE: Yards for sale / Some with houses! See Mike Palmer Realty today! 596-2026 in O'Brien.  
 PR47-tfc

Subscribe to the I.V. News

SELMA: 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  
 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. Reduced to \$210,000-motivated. #1801  
**GREAT VIEWS:** 5.27 acres on slope. Great owner terms. Only \$40,000 #1703  
**NEW** on market, 2002 manufactured home on 2.53 acres. Manicured, landscaped, treed property. Decks, spa, waterfall. \$275,000 #1831  
 10.01 ACRES south of town. Some mountain views. \$110,000 #1829  
 21.69 ACRES. Illinois River, so many amenities: large hot-houses. Beautiful! 3 bedrooms, 1 1/2 baths. \$635,000 #1795  
 5.12 ACRES: Road and pad roughed in on county road. \$49,000 with terms. #1808  
**Illinois Valley Real Estate, 592-4464**  
 IVRE49-tfc

BACKED BY BLM Breathtaking mountain views. Meadows and trees. Spring from BLM. Water rights, per owner. Older mobile. Power and septic in. \$134,500 with possible owner terms.  
 Thinking of buying or selling? Phone Cilicia for an appointment today! Associate Broker, Illinois Valley Real Estate, 541-592-4464.  
 CP16-tfc

### YARD SALES

YARD SALE Friday July 9, Saturday July 10, 9 a.m. to 3 p.m. Microwaves, twin brass headboards, toys, clothes and more. 1467 White School Road. 592-2551  
 KM16-1p

ESTATE SALE Saturday, July 10, 9 a.m. to 2 p.m. Old books, collectable teacups, agatized rocks, tins, unique miscellaneous, also plants. Corner of 6th St. and Hwy. 199 in Kerby.  
 NL16-1p

YARD SALE Saturday and Sunday 9 a.m. to 2 p.m., 3663 Rockydale road. Furniture, good clothes and much, much more. This is one you shouldn't miss. No early birds.  
 EC16-1p

KIDS' STUFF July 9, 10, 11, 8 a.m. to 2 p.m., 3781 Dick George Road. Dress-up clothes, shoes, kids toys, clothes, toddler accessories, miscellaneous.  
 ST16-1p

BARN SALE, 9 a.m. to 6 p.m. Friday, Saturday, Sunday. Repeat of 2 weeks ago with lots of different stuff added. Lead glass and supplies. 1500 Holton Creek Road, follow signs.  
 KP16-1p

PREGNANCY CENTER (formerly Living Alternatives) benefit yard sale, Saturday, July 10, 9 a.m. to 5 p.m., 116 Redwood Hwy.  
 HM16-1p

2-FAMILY yard sale, 485 and 504 Hummingbird Road. Sofas, audio equipment, golf stuff, TV's 5-drawer dresser, children's clothes and lots of goodies. 9 a.m. to 3 p.m.  
 CW16-1p

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## 'We Know the Valley'

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

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50 ACRES of trees and views off Greenview Dr. Pad cut, road in, septic in, development permit in hand, springs on property for water. \$200,000 #1145

OLDER DOUBLE-WIDE on more than 2 ACRES OFF Dick George Road. Very livable 2 bedrooms and 2 baths, nice setting under large trees, back off the road down private drive, large garden area, fully fenced. Priced to sell at \$115,000. #1145

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

NEW HOME, nice floor plan, 3 bedrooms, 2 baths, more than 1,700 sq. ft. Built-in appliances with lunch bar and breakfast nook, separate dining room. Large walk-in closet off main bedroom. Vaulted ceilings in living room. Above-code insulation to save you money for years to come. Attached 2-car garage on a city lot. All for only \$169,000. #1117

ON 7.3 BEAUTIFUL wooded acres sits a 1,560 sq. ft., 1-bedroom home with 2 baths and huge living room, lots of deck and patio, heat pump, 3 RV hookups, 1-car garage/large guest quarters plus additional guest room or hobby room. Some meadows, fruit trees, garden area, chicken house, pig pen, and more for \$233,000. #104748

TAKE YOUR PICK of adjacent 14+ acre parcels. Potential views, lots of privacy. Part of the old Waldo town site. Zoned Serpentine. No power, no septic approvals, no wells. Asking \$49,900 each. #1061/2 MLS#102236/7

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.



33103 Redwood Hwy.  
 P.O. Box 511  
 O'Brien OR 97534

Modern Technology, Old Fashioned Values

### SELMA BEAUTIES

PASTURE, CREEK AND HOME: 33.26 acres fenced for horses, pasture, irrigation rights, creek. 1991 double-wide manufactured home, 2-car garage. Trail ride from home! \$325,000 #112

WOODED PRIVATE LOG HOME: Garage, decking, hot tub, nice lawn, forest and meadow. 3-bedroom, 2-bath, 4.87 acres. \$300,000 #111

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

### HOMES FOR RENT

#### BEST OF BOTH

Rustic seclusion and luxurious appointments mark this duplex chalet townhouse in Selma as most unique in Southern Oregon. An easy commute to Grants Pass makes this 2-bedroom, 1 1/2-bath, with vaulted ceilings a real find. Huge private deck overlooks the creek. Oregon Paradise. Quality throughout: wood and electric heat, dishwasher, garbage disposal, washer/dryer hook-ups, carpeted indoor storage room. \$650 per month; first, last and \$550 deposit. 597-2185  
 BP16-2p

2-BEDROOM, 2-BATH duplex. Appliances, air conditioner, washer, dryer, garage. \$575 plus \$500 deposit. No pets, non-smoking. Credit report required. 200 S. Junction Ave. 592-3676  
 BR16-2c

SPECIAL INCENTIVE \$50 off rent. 4-bedroom, 2-bath, very nice house close to Cave Junction. First, last and deposit required. Available Aug. 1. 592-3675 or 415-1201.  
 LF16-2p

TWO-BEDROOM duplex at 550 S. Old Stage Road, Cave Junction. \$450 per month for two tenants. Each additional tenant add \$50 per month. First month and \$500 security deposit required. Sewer, water and garbage included. Pets: \$100 non-refundable deposit plus \$25 per month per pet. Phone 592-2816 evenings after 6 p.m. or leave message.  
 MH13-tfc

SMALL, FURNISHED, studio apartment. \$325 per month includes water, sewer, garbage and cable TV. \$100 cleaning/security deposit. Non-smoking.  
 CP15-1p

GOOD TENANTS with excellent references want to rent a 2- or 3-bedroom home. Anywhere from Cave Junction to Wonder area. 592-5399  
 MG16-1p

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

2-BEDROOM, 1-bath home on 5 acres in rural Cave Junction. \$550 (541) 488-0258  
 BW15-2c

RENTAL WANTED

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### STORAGE

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 216 S. Redwood Hwy (PO 856), Cave Junction OR  
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OVER-SIZED GARAGE/SHOP  
 1971 mobile with add-ons on level 1.4 acres. Original log cabin. 24'x30' garage/shop. Priced to sell at \$125,000.

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## Century 21 Harris & Taylor

103 N. REDWOOD HIGHWAY, CAVE JUNCTION, OREGON, 97523  
 Web Site: C21harristaylor.com

DIAMOND IN THE ROUGH near end of road. Cozy 1-bedroom amidst abounding wildlife. Lots of trees, cut your own firewood. Garage conversion, seasonal creeks and rough road adds to privacy. \$129,000 #RC 4500

THIS GATED, LEVEL, PRIVATE and secluded 5-acre parcel zoned for residential use has a well, phone, power and septic all underground and ready for you to build your home. Great trees and O'Brien vegetation. \$125,000 #KC 4501

LOVELY YARD and beautiful trees surround this older, livable single-wide on 1/2 acre and in a great location on the outskirts of Grants Pass. Also has irrigation rights, garage and small shop. \$135,000 #SC 4502

GREAT INVESTMENT PROPERTY, nice 4.62 acres with woods and meadow. Older manufactured home with 840 sq. ft., two outbuildings and Merlin area location. \$135,000 #OC 4421

FABULOUS ILLINOIS RIVER-FRONT ranch in Illinois Valley. 2-story, 2,300 sq. ft., 4-bedroom, 3-bath, ranch style home with custom rock hearth around wood stove. Horse barn, 4 box stalls, irrigated pasture and guest cottage. All on 30.95 acres for \$635,000. #RC 4433

CABIN IN THE MOUNTAIN. Cozy 2-bedroom, 1-bath home nestled on 10 wooded acres on the east side of Eight Dollar Mountain. Spring water, storage, shed, large deck and incredible mountain views. \$130,000 #WC 4432

PRIME LOCATION. Only 20 minutes from Grants Pass, this updated classic 2-story charmer with more than 2,550 sq. ft. is a must see. Upgraded carpet, polished tight grained fir flooring and modern kitchen. Gorgeous 44.87 acres with more than 20 acres irrigated, large barn, fruit trees, fenced and cross-fenced. Creek frontage, too. \$475,000 #RC 4470

THIS 2003 NEVER-LIVED-IN Adair home near completion with 1,702 sq. ft., 3 bedrooms, 2 baths, formal dining room/living room, family room/kitchen combo and breakfast nook within the city limits on .47 acre. \$134,900 #BC 4511

LEVEL 9.74 ACRES with frost protection system in place for vineyard. Very picturesque setting with 2 ponds, 4-car garage and separate 3-bay garage with custom 2-bedroom dwelling behind wooden fencing for privacy. Landscaped, country setting with great potential. All this \$319,000. #RC 4499

NEW CUSTOM BUILT, 1,402 sq. ft., 3-bedroom, 2-bath on .26-acre fenced lot. Very nice home, separate shop, great neighborhood and close to shopping and schools. \$185,000 #AC 4426

ESTABLISHED LOUNGE and restaurant in downtown Cave Junction with excellent income and upgrades galore. Price includes equipment and inventory with more than 5,400 sq. ft. on .55 acres. \$525,000 #RC 4373

SOLID, STICK BUILT, older 2-bedroom, 1-bath home on 1/2 acre at the edge of town. Giant fir trees, shop, well and septic. \$90,000 #MC 4485

2-FAMILY SET UP with huge shop on .81 acre in the Urban Growth Boundary area has 4-bedroom, 2-bath home and 2-bedroom, 2-bath double-wide mobile and includes a hot tub set on the enclosed patio. Too many details to mention. \$229,900 #DC 4512

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