

# 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

**PRICE REDUCTION!** 5 plus acres with access to Sucker Creek. Located on a quiet country lane, this 3-bedroom, 3-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.

**ATTENTION GOLD BUGS.** Here is a 40-acre patented gold claim surrounded by government land. Historic Althouse Creek through the property. Some commercial timber. There is a 2-bedroom cabin and several outbuildings. What a wonderful getaway place or maybe a spot to build that dream vacation cabin off the grid. Easy access. \$300,000. #885.

**ESTATE SALE.** Nice 2-bedroom, 2-bath double-wide mobile on two city lots. This corner lot is well landscaped with lawn, trees and flowers. Mobile has about 1,440 sq. ft. of living area and has been maintained well. New deck in the back to enjoy your yard and shade trees to provide a summer haven. \$139,000. #911.

**THIS 3-BEDROOM, 2-bath home** has approximately 1,600 sq. ft. of living area. Home was remodeled in 1996. Two tax lots total almost 12 acres of level and usable land. Property is mostly fenced and has some fruit trees and a small pond. Highway frontage. \$310,000. #910.

**'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

**SPANISH STYLE** 2000+ sq. ft. 3-bedroom 2-bath very custom home with many wonderful features. Kitchen is beautiful and functional, Corian counters and pull-outs on all lower cabinets. Tile floors, French doors, tile roof, fireplace in living room. Lots of privacy behind the automatic entry gate. This is an excellent home for \$350,000 mls# 106388

**VERY COMFORTABLE** secluded Home 3-bedrooms 2-baths 1,542 sq. ft. per assessor. Very nice home with big windows overlooking large lawn and beautifully landscaped yard. Big garage/shop, large pump house, double sided fireplace, nice sized redwood deck, this is a must see if you are looking for comfort and privacy. \$299,000 mls# 106318

**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' x 44' mobile home. Buy this and build your home here or finish it up for a vacation home. \$44,000 #105799

**CUSTOM BUILT** 2,226 sq. ft. 3-bedroom 2-bath home on the East Fork in Takilma. Beautiful property with lots of water and landscaping. House needs some finish work. \$225,000 # 1043 mls# 102082

**5 ACRE PARCEL** on Rockydale. Owner will supply well for this price. Power in, septic approval obtained, brushed and site ready to go. Nice views of surrounding mountains. Restricted to frame homes. \$83,500 mls# 103779

**LARGE 2-BEDROOM, 2-BATH** home with lots of privacy sitting on almost a half acre on the edge of town. Very large master bedroom, bath, computer or crafts nook and a large walk-in closet. Lots of windows for light airy feeling. Lots of lawn, circle drive, shop with guest quarters and lots of storage. Nice home for \$150,000 mls# 105612

**50 ACRES** of trees and views off Greenview Drive. Pad cut, road in, septic in, development permit in-hand, springs on property for water. \$200,000 #1143

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.

**LAND** **WATERFRONT** **COMMERCIAL** **RESIDENTIAL** **1031-TAX DEFERRED EXCHANGES**



**Phone Jim Frick**  
 450-8777 or 592-2878  
 Harris & Taylor

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**REAL ESTATE FOR SALE (Continued)**

**ILLNESS FORCES SALE** of our BEAUTIFUL CUSTOM BUILT 3-bedroom, 2-bathroom HOME. A completely fenced corner lot within walking distance of everything. Features include open floor plan, vaulted ceilings, backlit plant shelves, French doors to 12'x20' deck, heat pump, birch cabinets, top of the line appliances and fixtures, RV parking with full hook-ups. Landscaping includes new and mature trees and many shrubs and plants. An asking price of \$169,500. offers a real bargain. Phone (541) 592-2111 for more information. Broker courtesy. LH17-1p

**REAL ESTATE FOR SALE**

**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**  
**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

**SELMA:** 1-bedroom, possible 2, 1-bath home plus a single-wide with large addition. 9.28 acres. 3 good wells, 2 septs, 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**

**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. Century 21 - Harris & Taylor. Phone Tami. 660-4604. TH16-4p

**HOMES FOR RENT**

**SINGLE-WIDE** mobile on private property - \$550 and security, water included. Senior discount. Taking applications. 592-6139. Also guest apartment. References. ML17-1p

**2 - B E D R O O M CABIN,** \$450 per month, \$450 deposit. 1-bedroom cabin, \$225 per month, \$225 deposit. Credit and reference check a must. Tom, 592-3976. TW15-3p

**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, 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

**MIKE Palmer Realty** 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 (Continued)**

**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

**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

**SMALL, FURNISHED,** studio apartment. \$325 per month includes water, sewer, garbage and cable TV. \$100 cleaning/security deposit. Nonsmoking. Phone 592-6361. CP17-2E

**FOR SALE**

**LARGE, OVERSTUFFED** chair with two matching pillows. If you've been looking for a nice piece of furniture you must see this. \$80. 596-2098. Z17-1p

**NEW SLEEPER SOFA.** Queen size. Neutral colors. \$285. 597-4427 or 659-1829. SH17-1p

**STORAGE**

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

Find what you're looking for in the Classifieds!

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

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

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**RENTAL WANTED**

**GOOD TENANTS** with excellent references want to rent a 2-or 3-bedroom home. Anywhere from Cave Junction to Wonder area. 592-5399. MG17-1p

**FOUND**

**FOUND:** Stray goat wandering in the Bridgeview-Takilma area. Phone and identify. 592-6078. JA17-1c

Find what you're looking for in the classifieds!

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

**FABULOUS, LIKE NEW** custom 1990 Super Good Cents, 4-bedroom, 3.5-bath, 2,444 sq. ft. with bay windows throughout, skylights, solid oak cabinets, heat pump, wood stove, vaulted ceiling. Beautiful mature landscaping on 10.45 acres, with creek and water rights, 3 phase power for irrigation, 20 gpm well, covered deck with spa, Koi pond, various fruit trees and plants in yard and garden area, 7 1/2 ft. fence, RV hook-up. Fantastic mountain views and end-of-road privacy. Bring your horses or? \$435,000. #JC4505.

**REMODELED 2-BEDROOM,** 2-bath 1976 mobile only with 1,440 sq. ft. Motivated seller - owner terms. \$16,000. #DC4513.

**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. \$550,000. #RC4373.

**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. #OC4421.

**BEAUTIFUL** large acreage with septic site approval and gorgeous trees in Selma. Incredible 56.48 acres with seasonal creek and mountain views. Only \$99,500. #TC4339.

**TIMBER,** pad and well on site. Gorgeous end-of-road, 53.5 acres with BLM on 2 sides, seasonal creek, mountain views and close to Lake Selmac recreation area. Only \$99,500. #TC4340.

**WONDERFUL,** spacious 1,628 sq. ft. city home with 3-bedrooms and 2-baths built in 1990. Large master bedroom, low maintenance yard, RV parking and great location. \$149,900. #RC4480.

**"BUILD THAT DREAM HOME"** Premium 5.07 acres on Rockydale Road, Cave Junction, Ore. Buried power and telephone, 12 gpm well (when drilled), septic installed and fixer-upper trailer (already re-sided). All this \$90,000. Seller terms. #RC4498.

**CAVE JUNCTION, ORE.** pizza business and property. Fantastic pizza, service, great décor, custom blued pine slab, tables, rocking stereo system and wide-screen TV. Sports fans, kids, family-style restaurant on one side and take-out on the other. Busy Hwy. 199 location halfway between Medford, Ore. and Oregon coast. \$299,000. #RC4488.

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

**2-FAMILY SET-UP**  
 9.28 acres of seclusion close to Lake. House plus mobile, lots of trees. \$240,000. #1828 MLS 106095.

E-mail: Open Sundays too! Web Page: ivland@ivland.net www.ivland.com