

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.



We are taking this opportunity to express deep appreciation to you, our valued friends and customers...
Happy New Year!

Oregon Mountain Real Estate
 Bill, Debi, Cassandra, Janet, June & Mike



'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



NEW LISTING! 2-bedroom, 1-bath mobile on 5 acres backed by BLM with good well and nice garage and other out-building. OMC with large down. \$139,900. #1171

2 PLUS ACRES in Selma with power, well, pump, septic, and phone all in and ready to build or place your modular home on. Great location close to Selma store. \$115,000. mls#107674

CUSTOM BUILT 2,226 sq. ft. 3-bedroom, 2-bath home in Takilma. Beautiful East Fork property with lots of water and landscaping. House needs some finish work. \$265,000. mls#102082

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. mls#1022367

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, car port, covered deck. Good home close to high school and senior center. Priced to sell at \$84,500. mls#105884

THERE'S A LOT HERE for the dollar! Very large open floor plan, 3-bedroom, 2-bath, split bedroom design. 1979 manufactured home with new carpets in most of the home. Recently installed new vinyl clad windows, decks front and rear and more. Mostly fenced back yard, edge of town, level yard with ornamental trees and shrubs. Circular drive and ready to occupy. \$149,000. mls#197813

OUT IN THE COUNTRY on 5+ acres is a single-wide mobile with additions totaling over 1,500 sq. ft. Kitchen dining room combination with new appliances. Bathroom has new shower, sink and toilet. Nice large fenced garden area, apple, cherry, plum and fig trees. Double carport and shed. Owner asking \$150,000. mls#107989

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.

Phone Jim Frick
 Century 21
 Harris & Taylor
 450-8777 or 592-2878

CONSTRUCTION, REHAB, PURCHASE AND HOME EQUITY LOANS

"Call Genie Gilliam today to set up a Professional Mortgage Consultation."

With 27 years financial background, providing better understanding of your needs and offering variety of options.

3rd Mortgage
 (800) 713-1102
 611 Spruce St., Brookings | www.3pmmortgage.com

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

Modern Technology, Old Fashioned Values

READY FOR HORSES or just enjoy the seclusion of this flat, useable 33.25 acres. Almost all fenced and cross-fenced, seasonal creek, 3-bedroom, 2-bath, double-wide manufactured home, 2-car garage, outbuildings. Good sized pasture areas mixed with acres of woods and Public Land nearby. Phone for appointment! \$289,000. #112

I want to talk with you about your real estate needs! I'm looking forward to helping you find the home or property that's right for you!
CALL LARRY SMITH FOR ALL THE DETAILS
 541-659-7943 or 541-596-2026

REAL ESTATE

QUALITY 2002 Karsten home. Beautiful land and 3-bedroom home on 2.5 acres. Spa, gazebo, office or studio. Large deck, park-like setting. \$262,500. #1831.

TAKILMA cabin on .55 acres. \$75,000. #1827

LEVEL ACRE with standard septic approval. Great views and possible owner terms. \$45,000. #1851. MLS 107542.

BACKED BY BLM, 5 acres in Selma. Well, septic, building pad. \$110,000. #1852.

6 ACRES, septic approval \$90,000. #1842.

6 ACRES, Rockydale. \$65,000. MLS 106857.

Illinois Valley Real Estate
 592-4464
 www.ivland.com
 IVRE36-tfc

MOBILE HOME, large 3-bedroom, 2-bath 1/3 acre. City services, \$149,000. Owner contract. 660-0021, evenings, 479-7511.
 GB40-4p

RENTALS

FOR RENT 2-bedroom, 2-bath mobile in town. \$500 rent. \$500 security. 592-2837.
 LD41-1p

379 Caves Hwy. Residential/Commercial, Office/Shop. Rent or lease, and work at home. 476-2127
 HDP35-tfc

487 Savage Creek Road - .92 acres 3-bedroom 2.5-baths, 2,304 sq. ft. Under construction. 476-2127.
 HDP35-tfc

SPOTLESS Small 2-bedroom duplex. Laundry hook-ups, carport, yard. Near town. No pets. No drugs. \$450/month plus security deposit. HUD ok. 592-2096.
 JL38-tfc

RENTALS

1 or 2 BEDROOM home on 3 private acres just out of town. Just painted. Frame home not MH \$500/month. \$700 security deposit. Phone Doug at Junction Realty. 592-3858
 JR41-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

IN TOWN, 3-bedroom, 2-bath, large mobile. Front and rear deck, city water and sewer. 1/3 acre and out buildings. \$675, first, last. Deposit. 660-0021. Eve. 479-7511
 GB40-4p

NEWLY Remodeled in town. 2-bedroom, 1-bath mobile. Fenced yard, 2 storage sheds. Dishwasher. \$525 deposit. No dogs. No smoking. Garbage paid. 592-4269, 482-5156.
 GS41-2p

2-BEDROOM, 2-BATH house in county near Cave Junction. Large 24 ft. x 24 ft. kitchen, living room, dining room, laundry room, wood stove, furnace, creek. No smoking, no pets. Credit report required. \$700/month, first, last and deposit. Available January. 592-5060.
 GR40-4p

NICE SMALL 2-bedroom duplex in town. No drugs. No pets. \$400/month plus \$500 security deposit. 592-2096.
 JL36-tfc

SUBLET, CARE-TAKE, 2-bedroom house. Selma. \$400 per month. Flexible arrangement. Nice house. Minimum, 1 month. References. No smoking. 597-4517.
 MS40-2p

RENTALS

2-BEDROOM duplex in Cave Junction. \$475 per month. \$700 security deposit with good credit background check. 592-3858. Ask for Doug.
 JR34-tfc

MOBILE SALES

SINGLE-WIDE 14x70 mobile. Dishwasher, hot water heater, fridge, stove, electric furnace, new roof, new floor coverings. Good condition, very livable. Includes skirting, porches, awnings. You move off lot. \$21,000. As is, OBO. 592-2722, 660-8390.
 SM38-4p

AUTO SALES

97 DODGE DAKOTA 4x4 extended cab. One owner. 40,000 miles. Only \$11,000. Phone 596-2221.
 VS40-4p

FOR SALE

KENMORE large capacity, electric washer and dryer. \$250 for pair. Large capacity refrigerator with bottom freezer, \$50. 592-3933.
 JRAY25-tfc

QUALITY ITEMS Jewelry, collectibles, old coins, Army surplus, stereos, Play Station 2 games, DVD's, VHS movies, tools and much more. All this @ Cave Bear Pawn. 592-2987
 CBP38-4p

HAVE 2 TWIN extra long box spring and mattresses. Good condition. \$300, firm. (541) 659-1615.
 CB41-1p

DO YOU HURT? Has Arthur taken over? Have the best medication. Dr. Arthritis. (541)659-1615.
 CB41-1p

FARM & GARDEN

HAY IN THE BARN \$3.50 a bale. Phone Kristie at C & C Ranch, 592-3443.
 CC13-tfc

FIREWOOD

PERPETUAL FLAME Soft wood for sale, \$125/cord, delivered in valley or \$100/cord, U-haul. Special 3 cords delivered, \$300. Mixed softwood & green hardwood available. \$135 per cord, \$150 delivered. 3-cord load - \$405. 660-8704.
 JK34-tfc

SERVICES

YOU PURCHASE cabinets, doors, windows, furniture, carports, awnings, etc. WE INSTALL or assemble. Service skill expertise. Roger Pearson, 592-5242. License #157966.
 RP33-13p

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

HOUSEKEEPING By Machele Has openings for clients. 5 wonderful years in the valley. Excellent references. 592-5204.
 MV38-4p

SHEET METAL

If it's SHEET METAL, We'll Make It!
 *Seamless Gutters
 *Duct Work & Fittings
 *Roof Flashing
 *Hard-to-Find Items
 *Fabrication
 *Installation
DOWN & OUT SEAMLESS GUTTERS
 592-3391
 License #94699
 D&O7-tfc

BOARDING

HORSES BOARDED in O'Brien, \$125 per month includes free range on 4 acres, open barn and stalls, large tack room and excellent feed and care. Phone 596-2199.
 MA36-6p



HELP WANTED

CONSTRUCTION: All contractors & laborers, framers, siders and finish carpenters. Residential/Commercial. 476-2127. 10 a.m. to 4 p.m.
 HDP27-tfc

LOCAL BUSY Beauty Salon has opportunity for beautician, also manicurist. Rental or commission. Phone 592-4302.
 GS41-1c

HELP WANTED

WOMEN'S ADVOCATE \$11.14/Hr. plus benefits

The Illinois Valley Safe House Alliance is looking for a full-time women's advocate. The advocate will provide services to survivors of domestic violence and sexual assault; maintain statistics, perform required administrative duties, participate in community awareness activities, provide outreach to underserved populations, develop and maintain relationships with community partners, and develop resources to support survivors' immediate and long-term needs for safety and self-sufficiency. Required skills: experience working with domestic violence and/or sexual assault survivors, proficiency in Microsoft Office Word and Excel, strong written and verbal communication skills, ability to work independently and as a team member, willing to work flexible hours that will sometimes include evenings and/or weekends, some travel required, ability to remain calm in crisis situations. Other requirements: Bachelor's degree in related field or equivalent experience. Bi-lingual and/or bi-cultural are encouraged to apply. The hiring process will consist of three stages: the application, screening package and interview(s). Application packages will be available Monday through Friday, from 7:30 a.m. to 5:30 p.m. at the front desk of the Illinois Valley Family Coalition, 535 E. River Street, Cave Junction, OR 97523. To request an application package be mailed to you, please call (541)592-4149 ext. 318. Electronic applications are available by request to the same number. Application packages must be returned to the front desk by 5:30 p.m. on 01/24/04. Applications will not be accepted via email or fax. Pub: 12/29, 1/05/05

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)

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

JUST MINUTES from town, set on cul-de-sac. Like new 1998 manufactured home of permanent foundation. "Alaska package" split-bedroom plan with vaulted ceilings. Master bedroom features walk-in closet, ceiling fan, garden tub, double sky-lights and pantry in kitchen. Shop is 15'x40'x17' with opener and plumbed for sewer, water and cable. Home warranty is included. \$183,000. #AC 4552

"ILLINOIS RIVER front Chamer" Wonderful privacy, nestled in the woods - this 2-bedroom, 2.5 bath, custom ranch style home with fireplace, country kitchen, and lots of built-ins on wooded 10.37 acres with pasture and riding trail to Illinois River. Large barn, fenced pasture and seasonal creek. \$289,500. #RC 4543

CUSTOM HOME in mature-living PUD. Illinois Valley's only "55" and older gated community. On-site manager, club house, in ground pool, hot tub, tennis court and within walking distance to golf course. New 1,452 sq. ft. model called the "Siskiyou" includes 10 ft. ceiling in living room/kitchen, granite countertops, marble window sills. Come experience for only \$219,900. #CC 4563

CEDAR BROOK HOMES custom model. Illinois Valley's mature living community with this new 1,890 sq. ft. home. Includes granite countertops, marble window sills, and spacious 3-bedroom, 2-bath, floor plan with den. PUD has in ground pool, hot tub, tennis court and club house in gated security. \$249,900. #CC 4562

CORNER LOT in Cedarbrook. Custom designed home in gated planned unit development. Over 1,450 sq. ft. with 3-bedroom, 2-bath floor plan. Granite countertops, marble window sills, and 9 ft. ceilings. On-site manager, pool, clubhouse, hot tub and gated security. All this just \$214,900. #CC 4561

AMENITIES GARLORE gated community for "55" and older in Cave Junction. Cedarbrook Homes, LLC has a club house, pool, hot tub and on-site manager. New, custom home with 1,452 sq. ft., 3-bedroom, 2-bath w/ 9 ft. ceiling and granite countertops for only \$214,900. #CC 4564

BRAND NEW CUSTOM home. 55 and older community. 1,452 sq. ft. 3-bedroom, 2-bath home. On-site manager, pool and more! \$219,900. #CC 4569

COUNTRY CHARMER - freshly painted and upgraded 3-bedroom, 2-bath manufactured home on 5 wooded acres. Incredible views from deck and dining room. Spacious studio, separate shop and great for home business. Borders BLM and has lots of outbuildings. All this for \$225,000. #CC 4550.

HISTORIC "Rough and Ready" Park on 89 pristine acres with 1/2 mile of W. Fork Illinois River frontage, 30 acres in pasture, swimming hole, horse show pits, baseball field, 20 picnic tables, RV hookups and modern bathrooms. Private location with older home, 3 wells, irrigation rights and irrigation equipment. Beautiful property and well maintained. \$450,000. #RC 4370.

LARGE INDUSTRIAL building in Illinois Valley on Hwy. 199 with over 14,100 sq. ft., loading dock, office, storage backed up to 5000' 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

CENTURY 21 Harris & Taylor Leading the way! Always on the cutting edge. National & even Worldwide exposure for your property.

Illinois Valley Real Estate
 216 S Redwood Hwy (PO 856), Cave Junction OR 97523
(541) 592-4464
NEW LISTING!
3-bedroom, 2-bath double-wide on 4.03 acres. Fenced pasture, cross-fenced, barn, shop and 1-bedroom, 1-bath guest house. \$198,000.
MLS# 108003
 Check all our listings on the web at ivland.com
 E-mail: ivland@ivland.net Open Sundays too! Web Page: www.ivland.com

REAL ESTATE FOR THE REAL WORLD
 *Carol Doering - 287-0248
 *Jim Frick - 592-2878
 *Sandy Glamack - 592-3306
 *Steve Lyons - 592-9201
 *Tami Harris - 592-3181
 *Luz Moore - 415-1961

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