

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

OREGON DREAM! More than 7 wooded acres and a cheerful creek. The 2-bedroom home with knotty pine and beam construction fits well in this wooded setting. Property is very private and sits back off the road. Double-car garage with an adjoining workshop, a separate building for storage or that studio you always wanted. Sit on the back deck and enjoy the view or meander down the path to the creek, relax on the bench and listen to the sounds of nature. \$335,000. #957

2-STORY HOME on level, wooded and secluded acres. Home is a 'daylight basement' style with 3 bedrooms, 2 baths and an island kitchen. In the lower level is a workshop and hobby room. With over 2,700 sq. ft. of living area, there is room for everyone's needs. Property is fenced and cross-fenced for a critter or two. There is a carport for your vehicle. \$322,500. #958

JUST LISTED, 4 acres on Thompson Creek Road in Selma. Seller just drilled the well and it was a good one. Seller will also provide septic approval. Pad and road are roughed in. Check it out and start construction now so you can move in this summer. \$69,000 #955

APPROXIMATELY 5.5 MILES up Caves Hwy. is this 1-acre parcel zoned RR-5. Seller will provide standard septic approval. Time to look this one over and have the septic site approval match your home placement. \$55,000. #956

HOW ABOUT a little river frontage with a price reduction? Here is a .87-acre parcel with a 3-bedroom, 1993 Golden State manufactured home. Features split-bedroom design, cathedral ceilings, wheelchair accessible and river views from the deck and inside too. Oversized double-car garage has lots of room for storage or shop use. Owner has installed a state of the art iron filter for the water system. Reduced to \$199,000 #937

'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/realstate

Call a Professional - Call Junction Realty

MORE THAN 95 ACRES, level to rolling with views. Selma area \$124,900. MLS # 104662

SWEET 1.5 ACRES just off a paved highway is a well-maintained 1978 Westwind double-wide, 2-bedroom, 2-bath home with a family room and a formal dining room, heated with a heat pump. There is also a plant room and a large well-used garden area, an oversized single-car garage, a carport, and security lights outside. All for only \$139,000. MLS #108584

2 FAMILY SET UP. 94/100 of an acre. The property consists of 2 separate tax lots. With 2 older mobile homes. A 2-bedroom, 1-bath and a 3-bedroom, 2-bath. The 3-bedroom, 2-bath is in good condition. On a paved city street. They are level, have many mature fruit trees, producing grape vines, and wonderful garden area. Small storage/shop building. Across from the elementary school. Walk to nearly all conveniences. \$155,000 MLS #107472

APPROXIMATELY 5 ACRES of very nice level wooded ground on the north end of Takilma Road. Home site prepared, septic installed, 25 gpm well per driller, private setting. This is a quality site for a new home. \$149,500 #1186

TWO FAMILY SET-UP. 18.38 acres with incredible views from either home site. Well is drilled to be shared by both parcels. Water, electric and phone to both sites. Completely surveyed. Hillside property, not suitable for livestock. \$164,000 MLS #106805

6.1 ACRES WITH pad roughed in, drilled well and septic approval. Beautiful sunny property with meadows, a wooded hillside on the back and a gentle seasonal stream. Off a paved road. Power on the road. \$119,000 MLS #107938

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



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

REAL ESTATE

12.9 ACRES, 3-bedroom, 2-bath doublewide and garage. May be dividable. \$219,000 MLS #107646

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

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

2 STORY city home. \$160,000 #1865

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

Illinois Valley Real Estate
 592-4464
 For more listings visit www.ivland.com

IVRE1-tfc
 579 W. RIVER 14,000 sq. ft. lot. Will build to suit. \$75,000 Subdivision/Investment opportunity. Reservations available. H.D. Patton 476-2127. HDP45-tfc

379 Caves Hwy. Commercial/Residential, Shop & Office space. Apartment upstairs. Room for continued development. H.D. Patton 476-2127. HDP50-tfc

COMMERCIAL PROPERTY. Redwood Hwy. 1 acre, large building and 2 lots for mobiles. \$270,000. 659-1577 GM3-3p

HAIR FACE and Nail Place has private room available for lease on a monthly basis. Busy location, great for building client base. Call Margie at 592-6336 for more information. MS5-2p

INVESTMENT PROPERTY. 1.42 acres zoned rural commercial. Currently has a rented house and duplex. \$200,000, phone 592-3718. AL5-3p

RENTALS

BEAUTIFUL 2-BEDROOM cabin on Illinois River. Peaceful location, carpeted, air conditioning, fireplace. Available May 1. 596-2682 SN4-5p

CAVE JUNCTION 1- and 2-bedroom apartments. Rent based on income. Equal Housing Opportunity. Grand Management Services. 592-8559 (541) 572-3611. GMS49-tfc

117 N. JUNCTION, 2-bed, 2-bath. \$575 month with first, last, deposit. No pets, no smoking, no drugs. H.D. Patton 476-2127 HDP52-1tfc

2-BEDROOM, 1 1/2- bath mobile in Selma. No pets. \$450 monthly, first, last, plus security deposit. Available now. Phone 592-5337 JM4-2p

AVAILABLE MAY 5, 3-bedroom, 1-bath house. Carport, wood stove, storage sheds. Small yard, fenced, gated. Pets? \$580 monthly, includes garbage. \$700 security deposit. 592-2948 Shown by appointment only. JR5-1p

1 - BEDROOM GUEST house, laundry hookups. \$400. 5555 Westside (25 acres on river). Secluded, deck, view. Available May 1. (541) 592-2235 BR5-1p

2-BEDROOM, 2- BATH, 1,700 sq. ft. house in the country near Cave Junction. Large kitchen, living room, dining room, laundry room. Wood stove, furnace, creek access. New paint, carpet, flooring. Satellite TV included. No smoking, no pets. Credit report. \$600 per month. First, last and deposit. Available May 2005. 592-5060 GR5-4p

RENTALS

2-BEDROOM, 2- BATH mobile with extra area for den or family room. 2-car garage, 2 miles from town. Surrounded by trees, quiet area, \$650 (includes electricity) propane stove and water heater. First and security deposit. References required. 592-3736 LK1-8p

2-BEDROOM house with detached garage includes garbage service. \$625 per month. Please phone 592-3718 AL5-2p

REAL ESTATE WANTED

LAND or rustic ranch-style home wanted. Have Cash. No Realtors. (541) 287-0257 LS5-2p

COMMERCIAL RENTAL

HAIR FACE and Nail Place has private room available for lease on a monthly basis. Busy location, great for building client base. Call Margie at 592-6336 for more information. MS5-2p

FOR SALE

SOUTHERN OREGON'S most unusual second hand store. Jewels to tools, toys for big and small, collectible glassware to everyday dinnerware, stuff for camps and oil lamps, DVDs to TVs to CDs. See us at DARN NEAR EVERYTHING, 136 S. Redwood Hwy. (541) 592-5255. www.darn-near-everything.com DNE-tfc

LOST

WHITE JACKET, fleece with black lighthouses on it. Phone Millie 592-3226 MC4-2p

HELP WANTED

CONSTRUCTION: All contractors & laborers, framers, siders and finish carpenters. Residential/Commercial. 476-2127. 8 a.m. to 3 p.m. HDP47-tfc

WOMEN'S ADVOCATE \$11.14HR 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. Bilingual and/or bi-cultural are encouraged to apply. Application packages will be available Monday through Friday, from 7:30 a.m. to 5:30 p.m. at the front desk at the Illinois Valley Family Coalition, 535 E. River St., Cave Junction, OR 97523. To request an application package to be mailed to you, please phone (541) 592-4149 ext. 318. Electronic applications are available by request to the same number. Applications must be returned by 5:30 p.m. on May 2, 2005 IVSHA5-1c

AUTO

TRAVEL TRAILER, 24 ft., 1981 Automate. Very clean. \$1,700. Will work. Call 787-0032 JK4-2p

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

SERVICES

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

WANTED

FEMALE HOUSE- MATE wanted. New house on river. No smoking, must have references. 659-1577 GM3-3p

YOUR PACKING materials: peanuts, bubble wrap, etc. Contact Dam Near Everything, 136 S. Redwood Hwy. 592-5255 DNE3-3c

PARTS TRACTOR, 1983 Kubota B7100. 660-7902 RH5-2p

BARGAIN MINI STORAGE

175 Finch Rd. Kerby 592-3355
 *8'x10' - \$35
 *10'x10' - \$42
 *10'x20' - \$72
 *8'x40' - \$100
 *8'x28' - \$72
 Open Vehicle Parking

CONSTRUCTION, REMODEL, 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.



3 Mortgage
 541-469-6456
 611 Spruce St., Brookings. www.3pmortgage.com

PERSONAL

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 Methodist Church. A-tfc

PERSONAL

AS OF April 6, 2005, and beginning immediately, I, Patricia Campbell, am responsible for only my debts, and no others incurred by any other person. PC3-4p

MONEY

\$\$\$ 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

Open House



Cedarbrook Estates, Cave Junction
 Saturday, April 23 10-2 Sunday, April 24 1-4
 Unveiling Illinois Valley's Only Gated Community!
 Come see the sample homes and lots that are available. This 55+, gated & secure community provides lots of amenities for residents: 9-hole, par 72 golf course, heated swimming pool, community clubhouse & walking & biking paths. All this surrounded by beautiful views. Refreshments served. Take Laurel Road to Cedarbrook

Illinois Valley Real Estate
 216 S. Redwood Hwy (PO 856), Cave Junction OR 97523
 (541) 592-4464

FINISH AND SAVE!
 Buy the land and this house is almost free! 5 acres, nicely wooded. Well, septic, electric and 20x50 shop, office plus unfinished home in O'Brien. No permits, need cash. Cross-fenced, garden areas, park-like setting. \$155,000 (1836)

Check all our listings on the web at ivland.com
 E-mail: OpenSundays@ivland.com Web Page: www.ivland.com
 ivland@ivland.net

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 541-592-3181
 103 N. Redwood Hwy.

LET'S BE NEIGHBORS! Relax with security in this 55-plus gated community known as "Cedar Brook" Fabulous super Good Cents-designed home with optional floor plans. Attached 2- or 3-car garage option. Includes club house, pool, spa, tennis courts and fitness room. On-site manager and close to IV golf course. Great CC&R's and no association fees for one year. \$189,900. #CC 4508

REMODELED 2-bedroom, 2-bath 1976 mobile only, with 1,440 sq. ft. Motivated seller, owner terms. \$10,000. #DC4513

BEAUTIFULLY WOODED property. This 27.62 acres in Selma, Ore. Is nestled away from road noise off of Crooks Creek Road. Private and mostly level rolling. Seller will obtain "home site development permit". \$150,000 #DC 4566

LEVEL LIGHT INDUSTRIAL property close to Merlin airport and Paradise Guest Ranch -- this 4.69 acres is 3 legal tax lots. Corner, high visibility location. Phase I report completed. Call today -- only \$650,000. #MC 4581

ILLINOIS RIVER-FRONT charmer. Wonderful privacy, nestled in the woods, this 2-bedroom, 2-1/2 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

CLASSIC HOME and commercial building. Excellent upgrade done to this 3-bedroom charmer on corner lot in Selma. Fenced with chain link, separate guest cottage, shop, 2,500 commercial building and detached double-car garage. All this on 1.78 acres for \$396,500. #RC 4565

ENCHANTED FOREST setting. Wind through the woods to your custom 2-story, 2-bedroom, 2-bath home with natural wood throughout, Berber carpet, screened-in veranda and over 2,000 sq. ft. of quality 2 bedrooms have bay windows. Forested 6.97 acres with quaint pole-framed shop, too. \$340,000. #CC 4582

HIGH PROFILE, MAIN STREET property with turn key retail business in heart of downtown Cave Junction. Business, property and inventory included in price. Security lighting and alarm system protect this 700 plus sq. ft. building. Call listing agent for details. \$175,000. #RC 4583

GREAT LOCATION, nice property, good water (per owner) in a very quiet area of the Illinois Valley. Potential is the key word here. Home is sold "as is". \$145,000. #RC 4541

3 Locations to serve you better
 Cave Junction-Rogue River-Grants Pass

We are a Full Service Company
 Our brokers are ready to serve all of your Real Estate needs.

 Jim Frick 592-2878	 Carol Doering 287-0248	 Luz Moore 592-3966	 Sandy Glumack 592-3306	 Steve Lyons 287-0290	 Tami Harris 592-3181
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Visit our website c21harristaylor.com or century21.com or century21.com/oregon