

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, if space permits, 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

LOOKING FOR A TWO FAMILY SETUP or perhaps a rental next door to you? Perhaps this property will fit your needs. A 3-bedroom, 2-bath manufactured home with close to 1,400 sq. ft. of living space located on approximately 3.3 acres. Open floor plan, skylights, ceiling fans, garden tub and a large deck are some of the highlights of this home. Second home is HUD approved as a 4-bedroom, 1-bath with a long term renter. Creek frontage. Located in Selma. \$349,000. #966

APPROXIMATELY 5.5 MILES UP CAVES HIGHWAY 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

3-BEDROOM, 1-BATH HOME ON 4-PLUS LEVEL ACRES. Wood floors in living room, dining room and hallway. About 1,600 sq. ft. of living area. Detached garage. Home needs some upgrading and attention. Located on Rockydale Road. \$179,000. #961

3-BEDROOM, 1-BATH HOME ON A CORNER LOT in Cave Junction. This 2-story home has just over 1,200 sq. ft. of living area. 2-bedrooms upstairs and the master bedroom is on the first floor. Wood stove and window coverings included in sale. Detached garage. \$174,500. #965

Color photographs and additional information on the above properties and many others may be obtained from our web site: www.oregonmountain.com or stop by our office for additional information. The coffee is always on!

'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

SUPER GOOD SENSE 1,814 sq. ft. new manufactured home just on the edge of town and large lot. Open floor plan with lots of extra features. Family room next to living room, morning room next to kitchen, separate dining room open to living room. Vaulted ceilings in living room with lots and lots of storage, big pantry, etc.. Come see this beautiful home on gorgeous treed parcel. Completely fenced for privacy and security. \$245,000. MLS #109598

1978 1,112 sq. ft. mobile on city lot currently rented. Split-bedroom design. 12X15 addition. 10x12 storage shed. Property zone could possibly be changed to Multi-family. Good price at \$89,900.

5 RENTALS ON 2.4 ACRES on the edge of town. 4 1-bedroom apartments and a 2-bedroom mobile. Call to see. \$269,000. MLS #109305

1981 2-BEDROOM, 2-BATH, TRIPLE-WIDE MOBILE on corner lot just outside the city of Cave Junction. Covered patio in front. Lots of trees for shade. \$147,500. MLS #109204

1.24 ACRES IN THE CITY, CURRENTLY IN 2 SEPARATE tax lots. Owner also has lot next door for sale. Lots of possibilities. \$235,000. MLS #109079

REAL ESTATE

579 W. RIVER 2,306 sq. ft. home with daylight basement. Under construction. Will build to suit. 6 lots available for reservation. 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

BRAND NEW. 117 N. JUNCTION, 2,016 sq. ft. shop with office and apartment upstairs. Buy or rent. Room for continued development. H.D. Patton 476-2127. HDP6-1tfc

SINGLE MOBILE on city lot with trees! Currently rented, good tenant in a good neighborhood. Days 592-5255 ask for Carol. Evenings 592-3361. DNE13-tfc

RENTALS

EQUESTRIAN HOME for rent. 20 acres on Illinois River, 3-bedroom, 2-bath, room for livestock, separate garage, carport, laundry room with washer and dryer and workshop. Available July 3. Phone for more info (949) 454-1679 or (949) 235-5635. tbruecken@yahoo.com. TB13-5p

BEAUTIFUL 1- and 2-bedroom houses on Illinois River. Peaceful location. Must see. Air conditioning, fireplace, wood stove, carpet. 596-2682. SN14-5p

209 SCHUMACHER, 2-bedroom mobile in town and close to all conveniences. \$450 per month with first, last and \$250 deposit. Totalling \$1,150 to move in. Phone Jim 592-9220. JM14-1p

RENTALS

HOUSE, 3-bedroom, 2-bath, no pets, drugs, alcohol, smoking. In town, almost new. \$850 per month. First, last, security deposit. 415-0068. LV14-2p

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

3-BEDROOM AND FAMILY ROOM, 2-bath, washer, dryer, refrigerator, dishwasher, wood and oil heat. Large play yard. In town, close to schools. \$725 per month, \$725 security deposit. References required. Phone 956-7861 or 952-6266. FM14-2c

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

FIREWOOD

PERPETUAL FLAME Kiln-dried madrone. \$170 a cord, delivered in Illinois Valley. Green hardwood. \$145 a cord delivered. 660-8704. JK44-tfc

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)

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. JM14-1p

MOTHER OF grown twins with degree in Early Childhood Education to baby-sit for your evenings out. References. Phone 592-5007. SD11-4p

HELPING HAND Yard and home maintenance. Create a defendable fire-break, mow, clean gutters, chimneys, wash your home and more. Mike Milner 592-6206, 415-0417 (cell). MM14-4p

Private Loan Specialists!
 For 17 years we have matched lenders & borrowers to solve unique situations.
 Self Employed *New Business*Bridge Loans *Foster Care *Out-of-State Borrowers *Land
 Fast & Courteous Service
 Compare our Rates!
Rogue River Mortgage LLC
 Lynn Costantino or Bob Punthey
 476-6672 or 800-659-6172

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 #946998
 D&O7-tfc

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
 AA-tfc

NOTICES

GUITAR LESSONS Learn to play the songs you like: current and classic rock, country, blues, folk, soul, etc. My place in Cave Junction, or yours. Phone Mike at 592-2617. MB13-2p

LOST

MISSING CAT, small male tabby. Just neutered. Last seen Sunday afternoon wearing green collar. Answers to Tommy. Boundary and Lister area. Phone Cheryl 592-2470, Thank you and God bless. CR14-2p

FOUND

MANS WEDDING ring. Phone to identify. 592-3333. Ask for Jill or Bob. SS13-1f

AUTO

MOVING SALE: 1982 Honda Civic. 2-door, 4-speed, newer motor, runs excellent. \$750 OBO. 1971 Toyota Corona Mark II. 4-door, 4-speed, extra clean, runs very nice. \$500 OBO. 592-2876 or 659-5494. KP12-3p

GEO STORM, 1991, 2-door, 5-speed manual. Runs great, needs minor work. \$800 OBO. 592-2203. AW13-2p

NISSAN 4X4, 1985 needs work or would be good for parts. 592-6032. CF13-2p

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. AA-tfc

YARD SALES

BUILDING SUPPLIES, tools, glassware, wrought iron, car, etc. 105 Hummingbird Road, Friday and Saturday, 8 a.m. to 5 p.m. PV14-1p

BIG YARD and moving sale. Friday, 8 a.m. to 3 p.m., Saturday, 8 a.m. to noon. 11773 Taklima Road. SK14-1p

SATURDAY ONLY 9 a.m. to 4 p.m. Antique tractor, computers, desks, furniture, washer, dryer, plants and much, much more. 27464 Redwood Hwy. SF14-1p

RAIN OR SHINE: Yards for sale. Some with houses! See Mike Palmer Realty 56-2026 in O'Brien. PR46-tfc

MOVING SALE. Saturday and Sunday from 9 a.m. to 6 p.m. Futon, computer, desk, scooters, clothes, the list goes on. 611 Junction Ave. TC14-1p

SALE 9 a.m. to 5 p.m., Thursday, Friday. 1861 Laurel Road. Maytag gas clothes dryer, sewing machine, T.V., furniture, lots of misc. EL14-1p

FLEA MARKET. Every Saturday, Sunday at Knights Crossing store. 8000 Caves Hwy. Phone for spaces 592-6237. EH10-6p

HUGE SALE first and third weekends every month at The Yard, Hwy. 199 in Selma. Attention: Vendors, park and sell. Huge spaces, \$10. Information, 659-9436. JM11-14p

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

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

Open House
 Cedarbrook Estates, Cave Junction
 Saturday, June 25 10-2 Sunday, June 26 1-4
 Unleash 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.

PETS/ANIMALS

BABY KITTENS, plump and playful. Yours to keep for free. 592-3955. ML14-1f

CUTE KITTENS. 592-6543. FF14-1f

STRONG WETHERED male packing goat. Trained for packing your gear for camping and hiking. Comes with pack and halter, \$200. 3/4 nubian doe, \$75.00. 592-3955. ML14-2p

FARM & GARDEN

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

MASSEY FERGUSON TO-35 gas, power steering, live PTO, 30HP rebuilt engine, good rubber. \$2,200. 592-3752. TG13-2p

ALFALFA HAY for sale. 592-3997. MW13-4p

WANTED

WILL PAY cash for antiques, patio furniture, old furniture, chairs, etc. 592-3359. LA13-6p

FOR SALE

SMALL HOTDOG machine, small pretzel machine. Good for fund raising or blackberry festival or Labor day festival, or? \$100 each. Phone 592-4484. LL14-1p

EARLY 1900'S Upright piano. Beautiful condition, needs tuned. \$950 596-2268. NH14-1p

FRIGIDAIRE Refrigerator 18.4 Cubic ft. with top freezer, very clean, in excellent condition. \$150. 592-4907. BA14-2p

MATCHING PINE dresser, nightstands, desk. Good condition. \$90 OBO. 592-3359. LA14-1p

FOR SALE continued on pg. 9

Century 21 Harris & Taylor 541-592-3181 103 N. Redwood Hwy.

DEVELOPERS BRING CHECK IF YOU LOOK beyond the own- GREAT MINI-RANCH. Wildlife book. Large city lots, finished ers stuff, you'll find a very nice abounds on this tree-lined 18.58 acres where historic Sucker Creek runs across north edge of property. Outstanding views of Grayback Mtn. Main home built in 2002 featuring 4 bedrooms, 2 baths of 1,920 sq. ft. upgraded insulation, ceiling fans throughout and lighted walk-in closet in master suite. Attached 2-car garage, assorted fruit trees, established garden area, 2 pastures and small barn. Above ground pool and spa included. Original 1928 2-story farm house used as accessory building. Must see! \$899,000. RC 4578

ARCHITECTURAL DREAM house. Echo Park Estates upscale custom home situated on .72 acres with city services, mountain view and in gated community. New 2,600 sq. ft., 3-bedroom, 3-bath to be built with lots of upgrades, maple cabinets, can lights, aggregate walkways and 28x28 garage. Completely custom throughout with French Quarter tile flooring, too - all for only \$425,000. SC 4596

LEVEL LIGHT INDUSTRIAL property. Close to Merlin airport and Paradise Guest ranch. This 4.69 acres is a legal tax lots. Corner, high visibility location. Phase I report completed. Call today, only \$650,000. MC 4581

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 Glasmack 592-3306 Steve Lyons 287-0290 Tami Harris 592-3181

Visit our website c21harristaylor.com or century21.com or century21.com/oregon

Illinois Valley Real Estate
 216 S. Redwood Hwy (PO 856), Cave Junction OR 97523
 (541) 592-4464
 LUBE & SHINE
 SUCCESSFUL, busy turn-key business. They have been established since 1997 and specialize in excellent auto care. There are two tax lots for possible expansion and plenty of parking. \$325,000. Call for more details. MLS #109586
 Check all our listings on the web at ivland.com
 E-mail: Open Sundays too! Web Page: ivland@ivland.net www.ivland.com