

Classified Ads

I.V. News Deadlines: 5 p.m., Thursday (unless otherwise noted on page 1)
(News items and ads received after 5 p.m. on Thursday will go into the next week's issue.) Classified ads are due Thursday at 5 p.m. but will be accepted, if space permits, until Friday 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

MOBILE HOMES, MOBILE HOMES, MOBILE HOMES

MOBILE HOME ONLY. Three-bedroom, two-bath unit located in senior park. Approximately 1,152 sq. ft. of living area. Included in sale are new Lennox heater, heat pump, refrigerator, dish washer, built in range and double oven, storm windows and 10'x 12' storage shed. \$57,500. #M-148

MOBILE HOME ONLY. Two-bedroom, two-bath 14' x 66' Liberty located on rented land. Split bedroom design with about 924 sq. ft. of living space. Home must be moved. If you have a vacant parcel of land then perhaps this is the solution to your housing problem. \$6,000. #M-149

MOBILE HOME ONLY. Three-bedroom, two-bath with split bedroom arrangement. Approximately 924 sq. ft. of living area. Skirting, awning and deck included in sale. Home must be moved. Here in another low cost solution to your housing problem if you have a vacant lot. \$18,000. #M-147

MOBILE HOME ONLY. Two-bedroom, two-bath with approximately 1,152 sq. ft. of living area. Included in sale are stove, heat pump, dishwasher, washer and dryer. Located in senior park. Priced at \$38,000. #M-150

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!

REAL ESTATE

BRAND NEW. 117 N. Junction, 2,016 sq. ft. shop with office and apartment upstairs. Room for continued development. H.D.Patton 476-2127

HDP6-tfc

379 CAVES HWY. Commercial/Residential, Shop & Office space. Apartment upstairs. Room for continued development. H.D.Patton 476-2127.

HDP50-tfc

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

RIVER-FRONT home near Cave Junction. 3-bedroom, 2-bath, 2,000 sq. ft. home with 5+ acres on the East Fork Illinois River, with hardwood floors, heat pump, fireplace, redwood siding, 1,600 sq. ft. wrap-around deck and hot tub with panoramic views and wheel-chair ramp, landscaped grounds with gazebo by the water, 3-car garage, RV hook-up. For sale by owner. Shown by appointment or for information phone 592-2839 or 592-2797.

DK23-2p

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

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

COMMERCIAL PROPERTY Redwood Hwy. Kerby, Large building formerly a restaurant. Plus lots of room for 2 mobiles. Phone 592-3160.

GM18-7p

RENTALS

2-BEDROOM, 2-BATH, newer duplex. Appliances, air conditioning, washer and dryer, garage. \$575 plus \$500 deposit. No pets, non-smoking. Credit report may be required. 200 South Junction Avenue. 592-3676.

OMRE23-4c

2-BEDROOM, 1 1/2-BATH mobile, \$450 per month, first, last and deposit. No pets, available now. Phone 592-5337 for application.

JM23-2p

BEAUTIFUL 1-bedroom house on Illinois River, peaceful location, must see. Air conditioning, wood stove, carpeted. 596-2682.

SN21-6p

1-BEDROOM GUEST house, washer, dryer hook-ups. \$400. 5555 Westside Road. 25 acres on river. Secluded, deck, view. Available Sept. 1. (775) 747-6091.

BR21-4p

117 N. JUNCTION Older home with TLC added. 2-bedroom, 2-bath. \$575 month. No pets/smoking. 476-2127.

HDP18-tfc

209 SCHUMACHER, Two-bedroom mobile home in town close to all conveniences. Rent is \$475. No pets. Move in cost is first plus \$700. deposit, equals \$1,175 total. Phone Jim 592-9220.

JM23-2p

FOR RENT 3-bedroom mobile, wood heat, \$550 and \$550 security. In Selma. Phone 761-7685.

MW24-2p

BEST OF BOTH Rustic seclusion & luxurious appointments mark this duplex chalet townhouse in Selma as most unique in SO. OR. An easy commute to G.P. 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/electric heat. Dish washer, garbage disposal, washer/dryer hook-ups, carpeted indoor storage room. \$750 month. First, last and \$650 deposit. Available Sept. 2. Phone 597-2185.

BP23-3p

NICE 2-bedroom, 1-bath duplex. Clean. Walking distance to town. Laundry hook-ups, carport, thermopane windows. New carpeting. \$500 a month. \$650 security deposit. No Drugs, No Pets. No HUD. 592-2096.

JL23-tfc

1-BEDROOM CABIN Unfurnished, \$450, first, last and deposit required. 596-2952. Available Sept. 1.

GN24-2p

COMMERICAL RENTAL

PROFESSIONAL LOFT Office space, furnished, with use of meeting room, reception area. Day, week, month. Federal Paralegal Inc. 592-5078.

FP24-4p

The 'I.V. News' goes good with breakfast.



'We Know the Valley'

Call a Professional - Call 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

5 ACRES ON QUEEN OF BRONZE ROAD with a low producing well and a septic site approval. \$99,500. #1218

TAKILMA RIVER FRONT PROPERTY! Custom built 2,226 sq. ft. 3-bedroom, 2-bath home. Beautiful East Fork property with lots of water and landscaping. Interior needs some finish work/kitchen cabinets. Priced to sell at \$295,000. MLS #102082

NEW 3-BEDROOM, 2-BATH 1,768 SQ. FT. HOME in a new subdivision being built. Restricted subdivision to frame built with other CCR's. Come pick out your floor coverings and wall colors. \$295,000. #1219

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

TWICE THE PLEASURE WITH 2 CREEKS THAT JOIN ON THIS PROPERTY. This 2.45 acres has a home site pad already on property including a septic, a well, power and phone. This is ready to go. Lots of mature landscaping and a new foot bridge across one of the creeks. \$139,900. MLS #109388

JUST OUT OF TOWN ON AN ALMOST 3/4 ACRE PARCEL is a 1,344 sq. ft. home. Nice large living room, 3 bedrooms and 2 baths, this part mobile and part frame built has a big deck in back overlooking the meadow. Excellent well of record, 12' x 16' storage shed. \$128,500. MLS #109585

1997 DOUBLE-WIDE MANUFACTURED HOME on 4.97 acres. Nice home, skylight in kitchen, laminate wood floor in living room. Newer shop/carport, some fencing with plenty of room for animals. River across the street with popular swimming hole. \$229,000. MLS #5254797

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.

HELP WANTED

MEDICAL: CLINIC NURSE CAVE JUNCTION SITE SISKIYOU CHC

Full-time RN or LPN for busy family practice clinic. We offer competitive salary and excellent benefits. Send resume to Human Resource Dept., Siskiyou Community Health Center, 125 NE Manzanita Ave., Grants Pass, OR 97526, or fax to 541-471-9242. Position open until filled. EOE

SCCH24-2c

YOUTH GROUP COUNSELOR

Bar-O Boys Ranch- \$754.08, 872.95, 985.88 beginning biweekly salaries. Required application available: Del Norte County Personnel, 981 H. Street. Ste 250, Crescent City, CA 95531, (707) 464-7213, or www.co.delnorte.ca.us. Deadline: Sept. 7, 2005. EOE.

DNC24-1c

HELP WANTED: handyman (fencing, carpentry) 592-3818.

LB23-2p

HELP WANTED substitute care giver for elderly/disabled adults 20/30 hours a week. Must pass background check. Related experience helpful but not required. 592-3818.

LB23-2p

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 Puntney

476-6672 or 800-659-6172

Boiler Maker Class 4 & Class 5

Experienced in Boiler repair & service. Benefits after 90 days. Starting DOE.

Apply in person at

309 Southside Road, Murphy

Phone 541-862-9040

Fax 541-862-2011

Email: lrhodes@imimfg.com

IMI22-4p

Welder/Fabricator/Millwright

Heavy sheet metal blowpipe, equipment fabrication, metal forming experience a plus. Mig, stick and tig welding, certs preferred but not required. Some travel involved, ok with heights, safety conscious, works well in a team environment, takes and understands directions well. Benefits after 90 days. Starting pay DOE.

Apply in person at

309 Southside Road, Murphy

Phone 541-862-9040

Fax 541-862-2011

Email: lrhodes@imimfg.com

IMI22-4p

FIREWOOD

PERPETUAL FLAME

Green hardwood \$155 a cord, Dry soft wood \$130 a cord, delivered in Illinois Valley. 660-8704.

JK44-tfc

Classified Ads really do work!

ILLINOIS VALLEY MINI STORAGE

6'x12' - \$30
8'x12' - \$45
10'x12' - \$55

592-2878 or 450-8777

102 S. CAVES AVENUE



Harris & Taylor

541-592-3181
103 N. Redwood Hwy.

SPRAWLING RANCH HOUSE NEW on 82 acres. Kid/In Law quarters with private entrance. Huge 2,500 sq. ft., 3-bedroom with den barn, greenhouse, gazebo, shop- all with power and water, huge safe stays, 4 year old roof, wood, oil and heat pump. \$695,000. WC 4648

SPACIOUS CUSTOM HOME

For those "over 55" Cedar Brook should be your next home. Upscale home with 1,940 sq. ft., quality throughout, in-wall vacuum, heat pump, covered back porch and granite counter tops. Pools, tennis court, gated privacy and on site manager. septic and power to site \$274,900. RC 4623

IMPECCABLE TASTE AND DESIGN

This Cedar Brook custom home is 1,666 sq. ft., 3 bedroom, 2 baths in a "55 and older" gated community. Custom tile, granite counter tops in ground pool, game room, on site manager and bocce court, \$244,900. RC 4621

BUILD YOUR DREAM HOME

Country 4.58 acres with manufactured home, pines, firs and oaks. Bring your animals. Well, septic and power to site \$175,000. CC 4619

KET Exceptional 9.74 acres with

mature vineyard in the Illinois Valley. Two ponds, mountain vistas, 2-bedroom studio apartment over a 3-bay garage. Separate 4-car garage and other storage, too. Fenced privacy awaits. \$295,000. RC 4602

NICE 5 ACRES in the shadow of Eight Dollar Mountain. Great views, creek and year round pond for irrigation. Well is in and only minutes from Lake Selmac and 20 minutes to Grants Pass. Build your dream home here. Adjoining 82 acre ranch is also available. \$130,000. WC 4647

PRICE REDUCED! More than

700 sq. ft. building with successful retail business in the heart of Cave Junction. Great location on Redwood Hwy. All inventory, security lighting and alarm systems is included. Phone listing agent for details. \$150,000. RC 4583

PRIDE OF OWNERSHIP

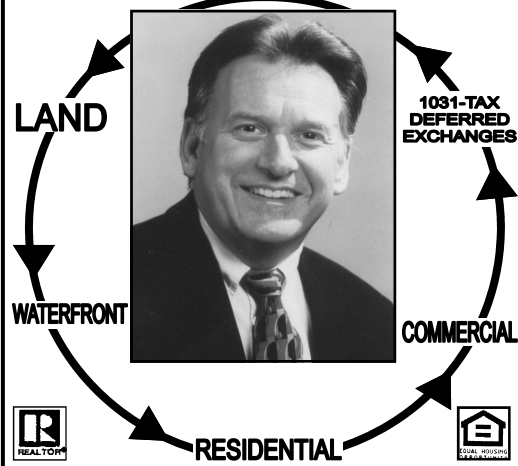
in this charming 1,942 sq. ft., 4-bedroom, 2-bath home on one plus acre. Enclosed sun room, large family room, beautifully landscaped - so much to see. \$291,000. SC 4649

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.



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



Phone Jim Frick

Century 21
Harris & Taylor

450-8777
or
592-2878

Open House



Cedarbrook Estates, Cave Junction
Saturday, September 3 10-2 Sunday, September 4 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.

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

FEDERAL PARALEGAL Inc. Low cost preparation, public notary, and fax. 592-5078.

FP24-4p

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

AUTO

1989 GMC PICKUP 4X4, Air conditioner, power steering, tool box, low mileage, heavy duty, body good, new paint on hood, good rubber, silver/black accents, 454 engine, great work trunk. Hauls just about everything but our new house at 38 1/2' long! \$4,995 Daytime Carol 592-5255. Evenings Gary / Carol 592-3361.

DNE17-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