

Classifieds

'We Know the Valley'
 111 N. Redwood Hwy., POB 849,
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 800-238-6493 / 541-592-3858 / Fax 541-592-3963

Want the best? Hire the Best!
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Amazing home with great views. Big entry archway leads you to a Craftsman style home built in 2003. 4 bdrm, 2 baths, with several upgrades & special features. Solid oak kitchen cabinets. Plenty of counter space, island, cook top, double wall ovens. All lower cabinets have pull out slides. Open floor plan, 2 propane fireplaces. 14 foot ceiling, allows plenty of light, big windows for view of mountains & valley. Partially covered front deck. 20 foot flagpole. Large, bright cheery, master bedroom. Extra wide hallway, is wheelchair friendly. Laundry has a big pantry. Attached oversized garage has completely finished interior. 12K propane powered generator, with auto transfer system in place is included, for those sometimes power outages. Property has 2 year round ponds. Deer fenced orchard, with approx. 26 fruit trees, and 4 raised garden beds. The landscaping, garden area and orchard, are all on auto water drip system. Green house. End of road privacy. \$650,000 MLS#2968470

27.91 acres. Located not far from city of CJ and all public schools, sits this heavily wooded parcel, with potential for partitioning. Urban Growth boundary of CJ, and could be annexed for further potential development. TL 1604, adjacent, belongs to city of CJ and it has a large city water reservoir water storage tank on it. The buyers are encouraged to conduct their own due diligence, regarding development and uses of this property. \$119,900 MLS #2966684

Nice city lot, in a very nice subdivision, that is already cleared, and has water sewer and power, phone at the property line. Plenty of room for a big home, and still have a big backyard. There is a 2nd lot that fronts on the street below our lot mentioned above, that would be perfect for use as a RV spot to park, or a nice garden area. Just add steps up to the upper level lot, and you would have easy walk to the bottom level. Owner motivated. \$33,750 MLS# 2967002

Use our Internet Site to search the Southern Oregon MLS
 Then let us know how we can help you too!

GET FRICK & MOORE RESULTS!

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Looking for an oversized city lot? Here is a 1.2 acre lot on West River St. with a well and septic installed. There was a mobile home the property. it has been removed. This could be just the spot to build your home. **\$75,000 #1352**

Live in comfort in this 2400 sq. ft. home on 5 private acres. This two bedroom, two bath home has two levels. On the lower level is a daylight basement which is used as a family room and office. The upper level has the living, dining and kitchen area plus a sun room and spacious decks to enjoy the great outdoors. This is a must see home. **\$475,000 #1349**

Just Reduced. Here is a nice duplex set up. Both units are two bedroom, two bath with a neat extra room that could be an office, computer or craft room. Vaulted ceiling in kitchen and living room. Each dwelling includes stove, refrigerator, dishwasher, garbage disposal, washer and dryer. Two attached single car garages. Heat pump and low maintenance landscaping. City sewer and water. Good rental history. Constructed in 2004. **\$215,000 #1336**

Want to choose your neighbors? Here are 3 contiguous lots less than 2 miles from town. Two of the lots are 2.5 acres #1340 and #1341 while the third lot is just over 2 acres. The third lot #1175 is zoned Rural Commercial and has a drilled well and septic site approval. **Priced at \$59,500.** Lot #1340 is 2.5 acres, has septic site approval and a drilled well. **Priced at \$53,500.**

Lot #1341 also has septic site approval and is priced at **\$49,500.** All three lots have nice tree cover and are mostly level. Possible owner terms on all parcels.

A cottage for two is what we have. Cottage style home on 3.59 acres in Kerby. Remodeled in 2015 this 792 sq. ft. gem has one bedroom and one bath. Well laid out with an emphasis on convenience and livability from the walk-in pantry to the modern kitchen. Sit on the deck and enjoy your landscaped yard with lots of trees for privacy. Oh yes, it has city water too. **\$159,900 #1338**

SERVICES

DIVORCE \$155. Complete preparation. Includes children, custody, support, property and bills division. No court appearances. Divorced in 1-5 weeks possible. 503-772-5295. www.paralegalalternatives.com legalalt@msn.com/ OCAN 8.31

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DOUBLE A RANCH Hay sales. High quality Klamath Alfalfa, grass and grass/alfalfa mix hay. Straw available located in Selma. We deliver. 541--659-7822 9.30-P

FOR SALE

3 bundles med. heavy shakes, 1 bundle wood shingles \$15 each or \$50 all. Call 541-592-6452 or 541-244-1098 8.31-P

'83 Chevy 10 Van for sale, great body, runs good, 4 sp. on floor, \$3,000, 541-592-9774__8.31-P

PROPERTY WANTED

Caretaker job wanted, experienced grounds keeper w/ tools, animal friendly; just need power & septic hook-ups, have horse to maintain, fenced pasture (optional)s Call 541-415-0220_tfn-P

AVON

AVON brochures available at Illinois Valley News. Call your local AVON Rep. Laura Mancuso @541-660-5191 or shop at www.youravon.com/lmancuso.

ESTATE SALES

Spotswood Estate Marketing and Sales (Kerby) If you don't have the time or inclination to do your own sale, give me a call. I do Estate Sales for people; cleaning, pricing, set up, advertising etc. I will get you, the most cash, for your things! Tom 1-541-661-7755__9.28-P

DONATIONS NEEDED

Please help us support CJ Patrol by making donations for their gas. Donation canisters are located at *Illinois Valley News*, Sportsman Tavern and Carlos. For questions about donations call Laura at 541-592-2541.

\$6 Sell it here!

YARD SALES

Mega end of summer 3 family yard sale + new Wal-Mart - odds- all dept. s, tools, arts/crafts, kitchenwares, toys, bath, lots of hardware, seasonal + stationary supplies so much will run 2 weekends Fri., Sept. 2, Sat., Sept. 3 & Sun. Sept. 4 (and also Fri., Sept. 9, Sat., Sept. 10 & Sun., Sept. 11) from 10 a.m. - 6 p.m. 9.7-P

HELP WANTED

Illinois Valley News is seeking reporters. Call 541-592-2541.

Stonefield Vineyard, now hiring harvest help. Call Bill in evenings at 541-592-2985 9.7-P

RESTAURANT-HOTEL Short Term Jobs-Work Part time until November Get ready for next season hiring
 •Server
 •Dishwasher
 •Cook
 •Soda Jerk
 •Housekeeper
 Oregon Caves Chateau. Apply at Visitors Center 541-592-4440, 201 Caves Hwy. or online at www.oregoncaves-chateau.com 9.7-B

SO Head Start looking for people interested in working with preschool children ages 0-5. EHS Specialist II and Center Assisitant for Josephine County. Please access the required application & job information online at www.socfc.org. 9.7-B

FOR RENT

Room for rent with access to kitchen & living room \$700 per month plus security deposit. Utilities to be split w/ owner. Please call 541-660-3876. tfn - B/ S-8.31

DRINKING PROBLEM?

AA CAN HELP

CALL 541-592-2901 or 541-761-4115

CJ Meetings: Immanuel Methodist Church

Mon 7-8 p.m.
 Wed 7-8 p.m.
 Thurs 7 p.m.
 Sat 7 p.m.
 Sun 7 p.m.

Public Notice

The Illinois Valley Fire District Board of Directors will hold a special workshop meeting Thursday, September 1, 2016. 7 p.m., Administration Building, 681 Caves Hwy., Cave Junction, OR, The topic of this workshop will be the possibility of presenting a levy to the voters this coming spring, 2017. (The meeting location is accessible to persons with disabilities.) (The Board reserves the right to hold an executive session at this meeting under the authority of ORS 192.660.) (Any comments or concerns must be submitted in writing.) Publish: August 24, 2016 and August 31, 2016

WEIGHT LOSS SUPPORT ON THURSDAY MORNINGS, IN A BRAND NEW SPACE COME BY AND JOIN US WE'LL SAVE YOU A PLACE

TOPS (TAKE OFF POUNDS SENSIBLY) MEETS THURSDAY 10:30AM-NOON AT THE SISKIYOU COMMUNITY HEALTH CLINIC

FOR MORE INFORMATION

CALL TERI/AT 541-415-2926

OR PAT AT 541-592-2799

2 acres with full-day sun plus a 1976 well-maintained and upgraded double wide manufactured home. 3 bedroom 2 bath, built-in-china cabinet, fully carpeted throughout. Kitchen has vinyl floor and beautiful wood cabinets, Tinted double pane windows for that natural light, 3 ceiling fans, certified wood stove, walk in pantry, gated deck, carport, detached & wired 2 car garage, septic system with alarm installed and pumped in 2008, heat pump/furnace installed in 2006, and a well with 20 GPM drilled in 2002. Seasonal creek, fully-fenced back of the property and 5 outbuildings. Included in the sale are 2 cores of hard wood and 1 core of soft wood. Seller has spent \$16,000 for improvement of the property and needs 30 days from close of escrow to move out. Motivated seller. **\$236,000.00** Call Luz Moore, 541-415-4251

103 N Redwood Highway, Cave Junction, OR 97523

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LET US FILL YOUR NEEDS AND FIND YOUR HAPPY PLACE AT PAPA'S!

PERFECT



Four bedroom, 3 bath home with a split bedroom design. Three bedrooms and two baths on the main level while upstairs is a master suite and bath. The sun room is currently used as a formal dining room. Brick fireplace, heat pump and oil monitor stove. Oversized double car attached garage plus a detached garage and a large metal RV port. All situated on just under two acres.

\$379,500 #1350

Oregon Mountain Real Estate LLC 541-592-4146