

# WATKINS-MALONE

REALTY



ROUNDUP

## OL' HOME-LY SEZ:

Our "Home Headquarters" has some of the nicest fillies we've had in quite a spell all ready for that smart home buyer to lasoo!

### TOP VALUES

**\$13,900—FIVE BEDROOM SUBURBAN HOME** with 2 baths, fireplace, neat, clean 2 story home redecorated with new oil furnace. 1/4 acre irrigated with shrubs, fruit and shade trees. Good terms or Oregon G.I.

**\$12,500—NEAR HIGH SCHOOL** and neat as a pin describes this 3 bedroom home on Dakota, front room carpeted, fireplace. Kitchen has dishwasher, lots built-ins. Nice yard with shade and garage plus parking area. F.H.A. will loan \$11,350.

**\$16,500—EXTRA SPECIAL** nice suburban 3 bedroom home with outstanding view and large lot plus charming home makes this a top buy. Large 2 car garage and back patio. This is a must — see as it is priced right. Good terms.

**\$23,950—BEAUTIFUL NEARLY NEW** suburban with 3 bedrooms, family room with fireplace, large front room with fireplace, outside patio with barbecue, outstanding bathroom with double pullman shower plus both and another 1/2 bath master bedroom. Custom built by owner less than 3 years ago. City water. F.H.A. terms or owner will carry paper.

**\$24,900—COOL 2 1/2 ACRES** and beautiful shaded country home on Old Stage, 3 bedrooms, 2 baths, 16x16 party room, large stone fireplace, horse barn, shed, playhouse for the kids, creek thru property and lots of evergreen trees. Good terms to reliable party or refinancing.

**\$16,500—4 ACRES AND 3 BEDROOM HOME** close in to Central Point with good barn, tack room and orchard. \$5,000 down and F.H.A. or G.I. bal.

**\$18,750—EASTSIDE 3 BEDROOM 2** bath home with den, large lot, nice grounds, double carport and workshop, cement patio with barbecue and fish pond. Lots of shrubs and trees. Good terms to qualified party.

**MR. SELLER** We have SOLD many homes and ranches this year. For success in selling contact us and if your property meets our marketing requirements we will guarantee Extensive Advertising Till Sold.

### TOP VALUES — RANCH BUYS

**75 ACRES IN APPLEGATE VALLEY**, 40 acres irrigated with free water, river frontage, 6 room house with fireplace. Completely furnished, with deep freezer, TV, clothes dryer, etc., 2 barns, milk house, and tractor, mower, baler, plow, spreader, etc., and DeLaval milkers. Ready to move into. Only 18 miles out. Full price everything \$40,000, with good terms.

**137 ACRES IN UPPER ROGUE WONDERLAND**  
**\$38,000—WITH 45 IRRIGABLE** with free water. Very nice 3-bedroom home. Fireplace, big barn, outbuildings. Close to good fishing in Rogue river and hunting on property. 40 head range permit. Owner has run 100 head cattle and put up 90 tons hay on this ranch. Property is clear and needs 29% down.

**We have many other outstanding ranches** from \$20,000 to \$300,000 to show you. Call Ray Ryan.

### MULTIPLE LISTING SERVICE

# WATKINS-MALONE REALTY

526 E. Main . . . SP 3-7393

Sundays or Evenings

Bob Stokes . . . SP 2-7919 Varn Shangle . . . SP 2-9365  
Ray Ryan . . . TA 6-4884 Bill Thompson . . . SP 2-6782  
Bill Abbot . . . UL 5-1484 Pat Gilhouse . . . KE 5-2235  
Wally Watkins . . . HT 6-3873

# It's Economical to BUY or SELL the Classified Way ... Dial SP 2-6141

## 14 MAIL TRIBUNE, Medford, Or.

Sunday, June 21, 1959

### 31—FOR SALE, Real Estate

#### Riverside Real Estate

TRAILER PARK & APT. RENTALS. Good income & good potential. Close in. \$28,500, \$7,000 down. Will consider good paper in trade.

400 A. CATTLE RANCH, 200 A. Irrig. free water. Very large leased range. Modern homes, good barns. Complete line farm machinery. 200 head cattle may be purchased at market price. \$15,200, terms.

61 A. APPLGATE RANCH. Good barn, beautiful shade trees & lawn. 1 1/2 mi. from C.P. on paved rd. Consider 2-BR. C.P. house in trade. \$25,000, 29% d.n.

1110 N. Riverside . . . SP 2-3390

### BUY A BUSINESS IN THE

#### Upper Rogue Wonderland

I have 2 that show a fine profit, well established, fully equipped. Husband & wife team can handle either.

27 ACRES  
15 acres bottom land; drilled well; small cabin, garden, irrigation available. \$3,500.

CHARMING RIVER HOME  
2-Bdrm. 1 A. finest soil garden, berries, lawn, good location for trailer court. \$16,500. Other river homes \$7,500. & up.

5 ACRES  
finest river bottom soil; 200 ft. frontage on Crater Lake Hwy. & River. \$12,000.

SPACIOUS 2-Bdrm.  
Home with 3 irrig. acres, flowers, \$6,500.

RANCHES \$12,000. & up; Small acreage \$1,000. & up.

RUTH G. SANFORD  
REALTOR  
On Crater Lake Hwy. Shady Cove Ph. TR 8-3191

4-BR. older home, 10 A. Barn. \$15,500, \$1,500 dn.

3-Bdrm. approx 2 acres. \$6,000, \$1,000 down.

2-Bdrm. approx 1 1/2 acres. \$7,500, \$1,000 down.

3-Bdrm. small lot. \$5,000, \$500 down.

5-Bdrm. large lot. \$6,500, \$1,200 down.

WELLS REALTY  
4913 Table Rock Rd.  
NO 4-1352  
LARGE choice East side corner lot, nice trees, Windsor & Wood-lawn. SP 2-4282

MINIMUM DOWN PAYMENT.  
3-Bdrms, 2 full baths, dishwasher, 1400 sq. ft. 1 1/2 story, playroom, TV room, circulating air, fireplace, cooler, new wall to wall carpet, patio, landscaped 65x165 ft. lot, economical electric heat, 11 yrs. old 1 car garage. Small loan costs, monthly payments like rent, \$11,500. By owner. 131 S. Keeney Ave. SP 3-3896.

SELL LIKE HOTCAKES  
We don't know exactly how hotcakes sell, but we do know our homes sell as fast as we want to sell them.

Now all these people buying our homes must have seen something they liked. Why don't you come out and see what it is?

Our theory is that folks are in the market for better construction, better materials, and better financing. If you feel this is true and you are in the mood to know more about such things, call us now. We have 24 hr. phone service & our working hours anytime you want to see us.

DAN PATCH CO., INC.  
"Always a Champion"  
Phone SP 2-4324

WELLS REALTY  
Appreciates your business.  
4913 Table Rock Rd. NO 4-1301

BY OWNER 33 A. large house, bath, 2 yr. old. Minimum down. Terms. Good soil & location. KE 5-1496.

FISHEMAN'S Retreat: Large landscaped lot with nice trailer house, fiber glassed patio, store room. Trade for small irrigated acreage. SP 2-7218.

BY OWNER — 3 ACRES  
Well irrigated garden soil. Priced to sell. Jaynes & Jaynes, Brownsboro, Oregon.

\$2,250  
Small 2-bdrm. home, west side. Stoves & some furniture. Good lot. \$400 cash, bal. \$35 a mo.

\$15,750  
Sell or trade for 2-bdrm.; this lovely 3-bdrm. home, 1 1/2 bath, beautiful kitchen, separate utility, glassed patio, fenced back yard. Approx. 4 yrs old. Too large for present family. Has F.H.A.

\$13,500  
3 acres best creek bottom land. Good house, approx 1000 sq. ft. out, might take some income or \$3000 cash bal. by owner.

Crater Realty  
413 N. Central . . . SP 3-3123  
Eves . . . SP 2-3665

NOTICE TO REALTORS—Harper's dairy at Eagle Point is off the market.

1 BDRM. unfinished home, 3 acres. 1100 gallon an hour well, oil road. \$3500—\$100 down. \$35 mo. TA 6-4701.

ALMOST new 5-bdrm. duplex with older home on corner lot. Trade for smaller Medford or Eugene property. SP 2-9147.

BY OWNER  
TRANSFERRED  
3 Bdrm. Eastside Home

With fireplace, built in range & oven unit, hardwood floors. Less than 1 yr. old. Minimum down payment. Fully approved for State & Federal G.I. Loan. Located close to schools & downtown. SP 2-3148 up to 5:30 p.m. SP 2-4193 after 5:30 p.m.

YOU Won't Find A Better Deal. Cute & very reasonable. F.H.A. approved, 2-bdrm. Must be sold. 788 Newton. By appointment only. Beautiful large new home in restricted area, this has everything. Will take some trade. Owner. SP 2-7082.

6 1/2-A IRRIG. 1-Bdrm. modern 2-rn house & 2-Bdrm. modern house. SP 2-1430.

## 31—FOR SALE, Real Estate

### STROUT REALTY

40 ACRES—2 BR  
Creek bottom to hilltop. Lush site. \$14,850.

40 ACRES—4 BR.  
Orchard \$19,000.

1 ACRE—3 BR.  
New, good road. \$14,000.

RIVER HOME & RENTAL  
\$13,900

HARRY E. MERRIKEN, Rep.  
838 S. Riverside, Central  
SP 3-6570 NO 4-1922

SPACE FOR FAMILY  
4 bdrms., 2 baths, family rm., fireplace, dishwasher, fenced yard. See this priced under \$15,000. Owner. SP 2-3375.

\$1000. dn.—2 bdrm & sleeping porch, large utility room, kitchen living room & dining room. 13 x 24 rug, drapes, gas heater & range included. Neat & clean. Ready to move into. 24 Washington off West Main. SP 2-4282.

2 1/2 A. 3000 GAL. hr. well \$1750. 10 A. city water \$3,000.

40 A. Bargain. 2 1/2 bdrms. 6 A. 1500 gal. hr. well \$2,000. 2 A. deep soil, well \$1,500. 27 A. Bargain. \$850. 4 1/2 A. level, well \$2,600. 8 A. Investor's dream. 4 wells. 2000 sq. ft. each. Oiled road, all 4 sides. \$6,000.

200 other tracts to choose from. Terms as low as \$50 dn., \$30 mo. TA 6-4701.

The New & Thriving  
Brookhurst Subdivision  
Crater Lake Ave. & Roberts Road (West)

offers you the opportunity to have a home custom-built just the way you want it on one of 10 lots in this town.

No other subdivision can match this location of desirable features & reasonable prices.

Let us quote you a price on a new home. If you don't have your own plan, we have hundreds from which to choose.

HOMESITES, INC.  
1863 Crater Lake Ave.  
SP 3-5485

MULTIPLE FAMILY HOME  
3-Bdrm. Home plus 3-Room Apartment

★ Large Lot 95'x138' plus value  
★ Near Schools  
★ 822 So. Oakdale

REASONABLE—TERMS  
Inquire  
815 Park. Ph. SP 3-1635

1 1/4-LEVEL, Sprinkler Irrig. UL 5-1456.

2 VERY nice large homes on 4 city lots, with 2 freezers, 2000 sq. ft. Write Tribune Box 3857.

4-BDRM. economical sawdust furnace, large basement, walnut, fenced. SP 3-3862, 60 Ross Court.

BY OWNER  
20 Acres, 100 ft. 2-bdrm. home, barn & outbuilding. \$11,000. 1/2 dn. 4 mi. out Table Rock Rd. By appointment only. Do not both. Write Box 2817.

SMALL cabin on Upper Rogue. Nice spot—good fishing. SP 2-9058.

Under Construction Now  
Deluxe 3 Bdrm. Home

On large, fertile suburban lot. This home is being built under Government supervision and is valued by Uncle Sam at \$14,500.

It can be purchased for \$355 dn., plus closing costs. Buy this home now and you will have a beautiful, fully landscaped grounds, shaded by oak trees. Best east side location. By owner. SP 2-4218.

Among other fine features, this home will have the best & biggest built-in range and oven in Westinghouse.

WE HAVE MANY OTHER FINE HOMES for you to see in our lovely Roseclade Addition on E. Beall Lane. Write Tribune for more information.

DAN PATCH CO., INC.  
"Always a Champion"  
SP 2-4324

SPACIOUS 2-bdrm. house. Entrance hall, step-down living rm., many other features. Beautifully landscaped grounds, shaded by oak trees. Best east side location. By owner. SP 2-4218.

6 A 2-BDRM. home—guesthouse. outbuildings. 2443 Beall Lane.

BY OWNER 2-bdrm. home, cir. driveway, nice lot, insulated, weather-stripped, hdw. floors, utility, patio, garage, lawn, trees, shrubs, fenced. Fully landscaped street and curbs. \$12,500—\$46 Park ave. SP 3-3339.

TWIN Fish Pond. 160 A. partly irrig with or without cows, 2 houses, modern Grade A barn. D. E. Corey, B 2 Star Rt. Box 86, Eagle Point.

\$3,000 DN. New 1 bdrm. plus older 2 bdrm. Excellent condition. Auto. gas heat. Shade. Flowers. Nice yard. Fruit. Berries, grapes, garden. 106 Pine, Phoenix KE 5-1159.

\$650 Down  
New 3-Bdrm. Home  
1324 Murray St.  
Cherry Wood kitchen, raised hearth fireplace, complete ceramic tiled bath, large bedroom wardrobes, lawn & shrubs, city sewer & water, paved streets. Maximizing F.H.A.

W. Benton Smith Builder  
SP 3-5231

FOR NEW HOMES, call Dan Patch Co., Inc. SP 2-4324, Day or night.

BY OWNER—1 bdrm. home in Medford. SP 3-3188.

MOVING? Do it yourself with a Bee Hive Truck from Singler's. Central & Jackson SP 2-3344.

BEAUTIFUL landscaped lot, 85x 200. SP 2-9150 afternoons or evenings.

32—Business Opportunities  
FOR SALE  
Modern, local Bulletin Service. \$1000. Will make full income for capable Man or Woman. On the job training provided. For interview write or wire THE WRE-MAR CO., 131 1/2 E. Cannon, Portland, Santa Barbara, Calif.

FOR RENT—Apartment house. 445 S. Front St., Medford.

FOR RENT—Excellent location in Grants Pass. Lots of parking space. Large bldg., suitable for lots of things—manufacturing or ideal for someone to sell farm equipment, next to use of tires or oil change place or gas. Garage. See 133 Redwood Hwy., Grants Pass or call Owner at Provolt 4902.

BAKERY—Two Routes. NO 4-1851, NO 4-1847.

## 33—WANTED, Real Estate

### BUSINESS BLDG. for rent. 2747

N. Pacific Hwy., Medford, Call Owner. SP 3-3388.

ASSOCIATE DISTRIBUTOR  
FULL OR PART TIME  
Reliable party to handle wholesale distribution of food products of world-wide advertised constant repeat items. Deliver & collect only, our established accounts, \$2500 capital required to secure active inventory. Not a supplementary return but a full income. One of the most non-competitive products in the USA. An all cash profitable, depression proof business offered by National Corp. You must have car, good refs. & be able to start immediately. Want party capable of earning \$8,000-\$18,000/yr. Local territory now open. Write Tribune Box 4447.

ALWAYS wanted a Business of your own? Here's your chance. A going Car Waxing & Polishing Shop, well established with franchise for Granite Wax. Will sell franchise or shop separately, will take trade. Call SP 3-5883 or SP 2-4282.

FOR RENT: Office or shop space, 3628 So. Pacific Hwy., Medford. Call 3-3141.

FOR SALE—Dawson Trailer Park at 3628 So. Pacific Hwy. Will take real estate as down payment. Call 3-3141.

FOR SALE—7 1/2 Acre Trailer Park site at Sunny Valley, 16 mi. N. Grants Pass, Hwy. 99, \$5000 cash. Ross Johnston, Ashland, ME 9-6871.

WANTED: FURNITURE STORES  
Large property owner has special opportunity for owners. Contact Mr. Patterson, Hotel Eugene, Eugene, Ore. during June. Confidential.

FOR SALE: Don't overlook this opportunity! Well established fully equipped, 2000 sq. ft. building. Seats 30. Price \$3,500. Box 414 Phoenix, Ore. Ph. KE 5-1770.

FOR LEASE: Flying A Service Station Central Ave. Medford. Modern facilities, equipment furnished. Financing available. Call SP 3-5141.

OWNER OUT OF TOWN: Owner says sell everything. Property & terms. Call 3-2804 vey.

FOR SALE VARIETY STORE  
\$5,000 for stock and fixtures. Write Tribune Box 1825.

LUNCH & SODA FOUNTAIN  
Well established. SP 2-8865

## 33—WANTED, Real Estate

WANT to buy after year lease, 3 or 4 bdrm. home in Hedrick district. \$12,000 to \$14,000. SP 3-3118

WANTED to buy or lease 2 or 3 bdrms. home on 1 acre irrigated ground. Will consider any size acreage reasonable. \$1500 down. SP 3-3887.

CHEAP acreage with house. Cash. 415 S. Front St., Central Point.

## 41—APPLIANCES

### A-1 USED APPLIANCES

Choice of 60 different used refrigerators. Some with full size freezers. Reconditioned & Guaranteed. Priced from \$49.50 up. No down payment. Just \$4.12 a month.

Gas Ranges. Excellent condition on \$39.50. No down payment. Just \$5 a month.

Wringer Washer, reconditioned & guaranteed. Only \$61.2 a month.

1936 ABC Auto. Washer and mangle dryer. Excellent condition. Reconditioned & Guaranteed. Only \$189.50. No down payment. Just \$10.7 a mo.

## LEONARD ELECTRIC

309 E. Main SP 3-4541

## 43—Musical Equip., Radio, TV

Bargains on TV's, Radios, Phonos, still apply throughout the summer season. 111 N. Central, Music House, 111 N. Central, SP 2-5702.

PIANOS—Used or New. You'll save money. Call ERKIN'S 1304 Kings Hwy.

UPRIGHT PIANO, SP 3-8860.

Trade-In Sale  
Steinway Bungalow Piano \$250

Wurlitzer Spinnet Piano \$495

Traded in on an incomparable Acrosnic by Baldwin.

Emerson Baby Grand Piano \$695

Traded in on a magnificent Acrosnic Spinnet Piano.

Blonde Spinnet Organ \$550

Traded in on a beautiful Baldwin organ with percussion.

Budget terms. 3 years to pay. See these tremendous values at

J. H. LUSK PIANO  
333 So. Riverside

See you on TV Friday after the fight.

## TRAILER COURT

plus 27 furnished rental units, grocery, filling station, owner's home, city water, sewer, gas. 45 trailer hookups. Many more possible, 6 acres beautiful large shade trees. 322' by 99 frontage. \$75,000, 1/2 down or \$55,000 cash.

FRONHAYER'S PHOENIX AGENCY  
Roy H. Mandin, Salesman  
3744 Colver Road — KE 5-1752

## FOR SALE

Lake O' Woods East Side Summer Home

Call SP 2-7374

## 42—FURNITURE

BMS furniture — reasonable. 5 Riverside. 812 S. Riverside.

## USED FURNITURE

Plastic Daveno set . . . \$21.50  
Twin beds complete . . . \$20.00  
Club chairs, ea. . . \$ 5.00  
Daveno set, ea. . . \$21.50  
Daveno, good cond. . . \$29.00  
Occ. Tables, Birch with glass top ea. . . \$ 7.00

## Lucas & Howard FURNITURE

Hwy. 99 S. Central Point

DAVENO & chair, misc. Also complete household of furniture. Reasonable. 1425 S. Whitman, SP 3-5816.

GRAY davenport & chair \$80; MW elec. range \$50; 2 matching chairs \$15; breakfast set \$35; upright piano \$125. Two end tables \$5. SP 2-5927.

QUALITY new & used furniture. Oak Grove Furn. 2784 W. Main.

## 44—SPORTS & HOBBIES

13' RUNABOUT 30 hp. Merc. Motor factory trailer & water skis. \$695. SP 3-2578.

26 HP "Gray Marine" Inboard engine, Complete. Adams Garage, Central Point, NO 4-1413.

RAINBOW trout for stocking ponds & lakes. Free. Eagle Point 1903.

## SURREY

with the fringe on top  
Good condition. \$150. SP 3-3250.

CAMPER for pick-up truck. Built-in table, uphol. seats make into bed, butane stove with oven, wired for electricity. Cheap at \$199. Call 781 Marshall or phone SP 3-5398.

FISHERMAN'S SHOP now located at 51