

31-FOR SALE REAL ESTATE 31-FOR SALE REAL ESTATE 31-FOR SALE REAL ESTATE 31-FOR SALE REAL ESTATE 31-FOR SALE REAL ESTATE

BUY THAT HOME NOW! RICE & BARKER REAL ESTATE, INC. 767 So. Riverside Phone 773-8461

OPEN HOUSES 1 P.M. To 5 P.M. 1524 LENORA DRIVE Turn left off East Jackson on N. Keeneway



We invite you to come and inspect this beautiful ranch type, four bedroom plus den home. It may be the home you are looking for. Ideal location. New wall to wall carpet in 25x18 living room. Large family room. Built-in range, oven, dishwasher & disposal. Large covered patio. View lot. Your hostess Lorraine von der Hellen.

895 CASINO ROAD (Turn South on Okgrove Rd. from Jacksonville Hwy. & go to Madrona Lane. Turn left on Madrona Lane.)



We also invite you to inspect this rambling, ranch type home with separate guest home. Three large bedrooms plus large separate family room. Sawdust furnace which makes a wonderful, economical heat. Just under three acres of land. Fenced. Irrigated. Lots of trees. Small family orchard. Oak Grove school district. If you like suburban living you'll love this one. Your hostess Ann Rice.

Drive by and Phone ELLEN BARKER 773-7311 or 773-8461 on These!

1318 LOCUST (out West Main, turn right on Western). This is a cute two bedroom, owner wants to sell furnished. This should just fit the small family or would make a good rental.

35 N. ORANGE four West Main just past Court House, turn right on Orange. If it's a larger home that you need, here's a five bedroom with 1 1/2 baths. W/w carpeting in LR & DR. The low price will please you. Make an appointment to see this one today.

621 WEST 11th: Another larger home for the family who likes elbow room, or can be used as a duplex. Beautiful corner lot. Buy this one now, immediate possession.

1213-1215 WEST 11th STREET: Out of town owner wants this property sold at once, built in 1936, two bedrooms each side, extra nice lot 106x100. One side vacant & newly redecorated, call for appointment.

Just Listed This is a beautiful 3 BR home just listed near Jefferson school. Has dining room plus eating space in kitchen. Built-in range & oven. Wall to wall carpet in living room, dining room & hall. Economical gas forced air heat. Very large bath room with double sinks. Large fenced back yard with covered patio accessible through sliding glass doors. Overated plastered garage with shop area. Price \$16,800.00. Contact Norm Kubli—664-1762 or 773-8461.

VALLEY Approx. 5 acres, 3 BR home, 2 wells, warehouse, small barn, chicken house, family orchard. Frontage on 2 roads with home-site potential. Price \$13,000.00. CONTACT NORM KUBLI PHONE 664-1762 If no answer, call 773-8461

COUNTRY ESTATE Approx. 5 fr. acres, live stream, facilities for horses, all fenced. Gracious Colonial home. 3 BR, 2 baths, den & sunroom. Master BR has own fireplace. Large basement with forced air furnace. Beautiful grounds. It is our pleasure to show this.

IF YOU WANT TO BUILD Consider this attractive slope of 3 acres plus ideal bldg spot with nice trees. Over 2 acres irrigated.

GOOD COMMERCIAL LOCATION 160 x 200' lot located on Hilway 99 just south of Central Point. City water, \$10,500.

106 ACRE FARM 33 plus acres irrig. 30 A. tillable dry land. Balance wooded. Small stream. All fenced. 2 barns, grade A milk barn. Build home to suit you.

VERSATILE home 2,308 sq. ft. built in appliances, 2 baths, 2 fireplaces, plus many unusual features, view, fruit & irrigated acreage. SW Medford, about \$7,000 dn. 773-3559

NEED SPACE?? WANT LUXURY?? See this 3 bdrm—3 bath home on large lot. Quiet street. Main floor has w/w carpeted living rm. Stone fireplace & planters. Dining rm.—kitchen has birch built-in galore. Also built in 2 planes. Utility rm. Bath & 2 bedrooms. One bdrm. & bath are carpeted wall to wall. Second floor suitable for separate apt. with private entry. Or a recreation rm. with kitchenette, bath & 1 bdrm. Immediate possession. Call 773-3585 for appointment to see.

On Applegate River 95 A. Irrigated Bottom land. Stock, dairy or ranch home on the Applegate. River frontage. Old water rights. Beautiful surroundings. Write Tribune Box 9739

BY OWNER, 3 BDRM. Choice East Side location. W/W carpet, 2 baths, covered patio, dishwasher, disposal, central hallway, lg. rooms, fireplace. 773-8182

Only \$400 Down LOVELY 2 bdrm, 2 garage home, 1132 ML Pitt Ave. TIME MARCHES ON! Air Force Sgt. TRANSFERRED

3 bdrms, 1 1/2 baths, central gas heat, built-ins, wall-to-wall carpet. Near Hoover school. Sell or lease-option. 772-8781

YOUR HOME IS OUR BUSINESS Do You Want It SOLD? Properly listed with us will receive immediate attention! We start work AT ONCE to sell your property. We backed by the experience and knowledge needed for quick action. Call or see us!

BOB BAUMAN REALTY Crater Lake Ave. at Grandview 773-8459

UNITED SPECIALS ISOLATED! Absolute peace and quiet, all wilderness, amenities without people, adjacent to primitive areas. lush irrigated fields, 10 lakes, half a day on horse, run 75 or 80 cows, too! \$44,000—Down

LUCKY VALLEY Where you want to be and live. \$1,650. Lots of trees. Name your terms!

WET WELL 17 acres front free. No building. deep free soil. The best in the Valley. \$5,500. Terms.

Trailer Park, Boat Docks, Cabins on the Rogue, Service Station ALL EQUIPPED \$37,000—\$12,500 down

UNITED FARM AGENCY Main Street Gold Hill Phone 855-1900 Even. 773-2917 Free Catalog Coast to Coast

BLOSSOM HILLS Large 3 bdrm home. Finest location. 1 1/2 baths, lots of storage closets, covered patio with built-in barbecue. Finished large dbl. garage. \$200. See at 1432 Oleander. 773-6469

EASTSIDE This Home is Near Hedrick Jr. Hl & Roosevelt schools. • 3 bdrms—1 1/2 baths • Living rm. with fireplace • Den with fireplace • Birch kitchen • Double garage • Landscaped

A GOOD BUY 773-1684 (We take Trades) E. J. Fordyce & Associates Builders & Contractors

4-PLEX each has 2 bedrooms, 2 garage, 2 carport. Separate laundry room.

INVEST—DON'T SPEND! Check value in these 2 clean 2 B.R. homes on 1 lot. Completely redecorated. Lots of storage space. Fireplaces. These will show good return on investment. \$15,500—terms.

TRADING TODAY? We need 8 to 15 Acres, some irrig. Have attractive 2 BR home, 2 1/2 A., just outside city limits. \$11,500—owner will trade up.

REAL COUNTRY LIVING On 80 acres in upper Rogue area. 15 A. cultivated, free water, nice trees, sizeable home needs some finishing. Large barn, shop. Priced right at \$23,500

Oregon Land & Investment Co. Ranches - Suburban - Acreage

20 ACRES With approx. 8 acres irrigated. Fine family orchard, good soil, modest 7-room older home. Has city water, lots of road frontage. Ideal subdividing. A good buy for \$17,500. Terms.

24 PLUS ACRES All irrigated and in pasture. Modest 6 room home, barn, and other out buildings. Has view and creek frontage. 12 miles from Medford. This is very fine buy for \$18,500. Terms.

40 ACRES With 10 acres irrigated, 6 acres more cultivated; balance good feed lot. Neat, small home, good barn, out-buildings. These kind are hard to find. Only \$18,750. Owner would consider nice trailer for part of his equity.

60 ACRES PLUS With 42 acres irrig. Neat 2-bdrm home, 2 barns & other out buildings. Good barn, chicken house, modest 7 r. home with gravity flow spring water. Only \$35,000 with \$10,000 down and \$500 a year at 3%.

4 ACRES PLUS In good peas, irrigated. Central Point district, fine building site. \$6000—1/2 down, easy terms.

16 ACRES Irrigated, heat soil. Central Point district. \$17,500. Could be split 8 Ac. and 2 Ac. Good terms.

190 ACRES 45 acres cultivated with 25 acres irrigated. Free water pump, pipe & sprinklers. Complete line of equipment including 2 tractors and trailer. Good barn, chicken house, modest 7 r. home with gravity flow spring water. Only \$35,000 with \$10,000 down and \$500 a year at 3%.

INVESTMENT ACREAGE 480 acres, view, 3 miles out. \$63 A. 30 acres near 4 Corners. \$600 A. 330 ac.±, springs, view, \$100 an acre. 640 acres, Josephine county. \$75 an acre.

WE SPECIALIZE IN RANCHES HAVE THE BEST SELECTION OF LARGER RANCHES IT'S SMART TO BUY A RANCH FROM A RANCHER

Oregon Land & Investment Co. Ranch Office Rt. 2, Box 600, Central Point Rancher Ray Ryan.....Phone 826-9791

EASTSIDE Near Hedrick & Roosevelt schools. 2 bdrms. and study, extra large living room with fireplace, separate dining room, covered patio. Large lot with circular drive. 773-6935

BY OWNER In Talent, beautiful 2 bdrm home, birch kitchen, built-in oven & cooking unit, hardwood floors, fireplace, in good location. Plus a good 2 bdrm. rental. In rental at \$2 per mo. can be purchased separately or a good deal on both. 535-2808

FOR SALE or trade for Ashland home—A-C triple, 4 bdrm, older home. 535-2215.

FOR Sale—E Side 3 bdrm, w/w carpet, 1 1/2 baths. Built in stove & oven, dishwasher, garbage disposal. Beautiful birch kitchen cabinets. (LG. SEPARATE FAMILY RM.) Lp lot and close to grade school. First time on market.

FOR Sale—3 bdrm., perimeter heat, fireplace, nat. wd. cabinets. \$14,000.00. Owner will go G.I. \$4,500.00 down.

FOR Sale—West side 3 bdrm., 1 1/2 baths, newly decorated, Jefferson school dist. \$10,500.00. Owner will trade.

\$450 Dn. \$100 monthly payments—3 bdrms, built-in stove & oven. Large rms. Lots of storage. Fenced back yard.

\$300 Dn. \$85 monthly payments—4 bdrm., sep. utility rm. Large fenced lot. House needs minor repairs. Assume loan.

FOR Sale: W. side 2 bdrm. Newly decorated. Large fenced in back yard. Covered patio. F.H.A. Terms. \$350 dn. Close to schools.

FOR Sale: S.A. Irrigated. 3 bdrm. & guest house. Large rms. Close to Central Point. \$300 Dn. \$85 monthly payments—4 bdrm., sep. utility rm. Large fenced lot. House needs minor repairs and paint job. Assume loan.

FOR Sale: 3 bdrm. E. side, lg. lot 150x150'. \$10,500.

TRADE—TRADE 68 Acres, best of soil, 55 irrigated, 2 barns. Nice 2 bdrms, 1 1/2 bath, family rm. house. View. One of the choice ranches in the valley. Owner says trade.

Coffee Shop. New location. E. side location. Completely equipped. Good lease. Man & wife operation. Call on this.

Multiple Listing Service TOWN COUNTRY REALTY In Medford Shopping Center Ph. 773-6248 Day or Night Midge Conrad, Realtor

APPLIGATE River at McKee Bridge. Over 1 mi. river & Hwy frontage. 4 houses, partially completed. All material to finish. Will sell all or part. 1/2 Paine. Rt. 2 Box 52A. 896-1054

1 BDRM house, garage, \$6750 Terms. 453 Fairmont. 773-2913

OR LEASE—Option 3 yr. old 3 bdrm, 1 1/2 baths, 2441 Table Rock Rd. 772-4257. No Sunday Calls.

FIRST TIME OFFERED By Owner. Immed. possession. 3 bdrm. West-side home. Fireplace, quiet street, garage, fenced yard, near schools. \$12,500. Low down payment or assume 4 1/2% loan. 773-9449

FOR SALE in Ashland. Near Stratford-on-Avon subdivision. 3 bedrooms, 1 1/2 baths, large living rm., lovely dining area, model kitchen with built-in oven, range & dishwasher. Utility room, plenty of cupboard space throughout; a wide view of the valley. 2 car garage, fireplace, TID water. Our equity, balance on 4 1/2% mortgage. Eligible Oregon veteran. 482-0964

CENTRAL POINT 10 Commercial Lots 700 ft. frontage Water & sewer. \$27,500—small dn. payment. Write Tribune Box 9411

TRAILER TRADE New quality built 3 bdrm. home in city, at less than appraised value. Owner will take trailer or small house trade in. PHONE 773-5875 FOR APPOINTMENT

TIRED OF SMOG? Attractive 3 bdrm. home in Eagle Point, on better than 1.3 A. \$11,200. Can assume GI loan or refinance. 446-3573

For Pleasant Living Distinctive ranch on Forest Ave. surrounded by mature Oaks. No dishwasher hands in this deluxe all electric kitchen. BBQ in family room. 3 nice sized bedrooms—2 bdrms. Large covered patio and a 2-car garage. Owner moving and will consider offers. Call LaNette Norman—772-7666

Nervous? DON'T BE! Settle down to "live a little." You can buy this 3-bedroom, 1 1/2 bath comfortable home. RIGHT! A detached work shop for Dad, plus room for a garden. Only a few minutes from downtown.

Now is the Time TO OWN YOUR NEW HOME: 3 bedrooms, 2 baths, central heat. Desirable East side location and priced at \$25,500.00. See this fine home in an area of fine homes—TODAY!

1 Acre—3 Bdrms. Between Shady Cove and Prospect, near the Rogue. It's a steal at \$4,500.00. Terms... Call John Taylor, 772-6905.

Zoned Commercial 196 ft. x 200 ft. on Crater Lake Ave. South of Spring St. Call for details.

BOB HART, Realtor 843 E. Main St. — 772-8591 Anytime LaNette Norman 772-7666 John Taylor 772-6905

See Our Model Home 184 MACE ROAD Open Today- 10 a.m. to 5 p.m. \$4900 MOVES YOU IN "U" Paint (or \$400 Down if We Paint)

NEW Three-Bedroom Home Including Lot With City Water and Sewer Several Homes Nearly Completed PAYMENTS AS LOW AS \$83.50 per Month

LOOK AT THIS 3 BR home 1 1/2 bath, furnace, utility, covered patio, fenced yard \$8,950. Good terms.

ONE OWNER HOME In good condition, well located on West Side. \$11,500. Good terms.

SUBURBAN HOME On 1/2 irrig. acre, nice 3 BR home, 2 baths, garage. \$15,500. Good terms.

CENTRAL POINT Compact 2 B.R. home, separate dining room, on nice lot. \$7,250. Good terms.

5 ACRES Choice building site, subdiv. \$5,000 with \$1,000 dn. Call Florence Kropp on these 664-3014 or 664-2846

NEED LICENSED REAL-ESTATE SALESMANS OPEN THIS WEEKEND

SMALL HOUSE LARGE LOT WILL SELL FOR LOW DOWN & BALANCE TO SUIT Or trade for clear trailer 772-8957—24 Mace Rd.

When You Think of Real Estate See Walter H. Jones Realtor Rm. 72 CENTURY BLDG. Phone 772-4453

FOR SALE by Owner on Willamette 6-Room House Beautiful Fireplace Gas Furnace PH. 772-7982

D. PICKELL Builder-Realtor 411 E. Main St. 773-6646

Builder of over 400 Medford family homes since 1948. "We stand back of our construction."

\$15,450 NEW 3 BEDROOM With paneled bathroom, fireplace and 1 1/2 baths — Near schools and shopping — \$500 down plus closing or work out down payment. Call for particulars.

\$11,200 NEW 3 BEDROOM Near Junior High (Westside). Be completed in near future. \$350 down, \$82 per month total. (Only \$49 total down if you paint).

\$250 DOWN SMALL 3 BEDROOM \$8,500, \$65 per month. Near Jackson school on paved street.

SPECIAL NEW 4 BEDROOM HOME ONLY \$13,900 INCLUDING LOT FHA terms. \$450 down or eligible buyer may paint down payment. Home is engineered to give the most house for the money. Includes 1 1/2 baths, attached garage, plastered interior, Birch cabinets, heavily insulated ceilings and walls, automatic heating system, many other quality features. Come in and see plans and location.

\$17,700 New 3 bedroom home with playroom. 1 1/2 baths, large double garage on paved street. A fine family home ready for immediate possession. Approx. \$1,000 down. See this excellent buy today. A family home of prestige.

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NEED LICENSED REAL-ESTATE SALESMANS OPEN THIS WEEKEND

Guarantee Fully Insulated Fully Weatherstripped Completely Plastered Interior Automatic Ceiling Cable Heat Hardwood Floors

Price \$10,900 As Low As Including Lot

Max Cramer 772-5930 Harry Withrow 773-7049 Cliff Rice

OPEN HOUSES

1416 YUCCA Blossom Hill Terrace Subdivision Lg. Choice 3 BR, 2 Baths, family rm., tile entry way, w/w carpet, limestone fireplace, paneling breakfast bar, birch kitchen with all the built-ins, covered patio, lg. util. rm., dbl. garage, patio, lg. landscaped view lot —Low FHA Terms—Your Host, Len Yost.

WELDON SUBDIVISION Stearns Way and Jolisa St. New lg. 3 BR — 1 1/2 Baths, family rm., birch kitchen, built-in oven and range, covered patio, beautiful fireplace, paneled wall, brick planters, lg. lot. This is quality at a low price, first showing — Don Cates your host... go out N. Ross Lane to Stearns Way — watch for the arrows.

624 CARRINGTON New lg. 3 BR, 2 baths, family rm., fireplace, paneling, gas heat, birch kitchen, built-ins, dbl. garage, covered patio. Ready to move into off S. Modoc below Siskiyou.

1924 CREST BROOK New large 4 BR split-level, 2 baths, large fireplace, family room, w/w carpet, birch kitchen, all the built-ins, double garage, shake roof, large lot, just about completed. Low FHA terms. Don't miss this one.

128 Church St., Phoenix Hacienda Park Subdivision New large 3 BR, 2 baths, extra large fireplace, paneling, indirect lighting, birch kitchen, built-ins double garage, rock roof. Trimmed in birch, large corner lot, quality built. Ready to move into. \$15,500. \$500 down, FHA terms. Ask about our New Homes That Are Being Built.

2740 CONNELL Beautiful 4 BR, 2 full baths, rustic open beam ceiling fully insulated and built with loving care. Built-in oven and range, coffee bar, the Franklin fireplace faces a large living room, a large patio. Terms.

2816 DUELL AVE. New 3 BR, gas heat, beautiful kitchen, hardwood floors, nice 60x110 lot, city water and sewer. Ready to move into, a buy at \$11,750.

2828 DUELL AVE. New 3 BR, 1 1/2 baths, lg. fireplace w/fan and raised hearth, hardwood floors, birch kitchen, lifetime rock roof. A steal at \$12,500, terms or trade. Go North on North Pacific Hwy. to Mace Rd. and Turn Right— Watch for the Arrows.

WESTSIDE 3 BR. Large 2 BR., unfinished upstairs, fireplace w/w carpet, oil heat. \$10,600.00. A Buy.

BLOSSOM HILL 3 BR. Family rm., 2 baths, 2 fireplaces, dbl. garage; all the built-ins. \$21,500. \$1,200 down; time to pick colors.

WESTSIDE 3 BR. \$10,500. Lo. Down. \$85 mo. 2 baths, fireplace, \$11,000.

919 MAPLE PARK DR. Ex. lg. 3 BR., w/w carpet, city water. Must be sold.

LINCOLN SCHOOL 2 BR. Unique; built-ins; low down.

NEW 3 BR.—1 ACRE City water, 2 baths, large stone fireplace, paneling. Complete built-in birch kitchen, utility rm., double garage, w/w carpet, covered patio. Oil forced air heat; shake roof. \$18,500.

COUNTRY CLUB 3 BR. Family room, 2 full baths, birch kitchen, built-in oven, range, dishwasher and disposal. Floor to ceiling wood brick, fireplace with raised hearth. Wood shingle roof, dbl. garage, patio, covered porch. Trimmed in birch.

COUNTRY CLUB 3 BR. Choice — Loaded with paneling, sunken LR., 2 baths, complete built-in kitchen, fireplace, double garage, shake roof, \$25,000. FHA.

2 BR.—2 ACRES Large fireplace, fruit trees, berries, workshop; Good Buy.

EASTSIDE 3 BR. 2 baths, w/w carpet, built-ins; lg. fireplace, \$16,500.

6 ACRES—SOUTH STAGE Lg. 4 BR., oil heat, barn, irrigation; fenced. \$22,000.

HOOPER SCHOOL New 3 BR., 1 1/2 baths, fireplace, paneling, built-ins. \$15,750. Trade, low down.

NEW CATHOLIC HI New 3 BR., fireplace, 1 1/2 baths, family room, oven, range, shake roof, dbl. garage. Terms or trade. Lease.

NEW 4 BR.—2 BATHS Fireplace, built-ins, \$13,500. 3 BR.—1 ACRE Vacant, low down, \$9,500.

BEAUTY SPOT 3 BR., excl. area, 2.6 acres. Nature lovers dream with everything. \$28,000. A buy.

8 ACRES—PHOENIX Irrigated, lg. barn, outbuildings, equipment, 2 BR, fireplace, guest house, plus a rented rental. Real value.

3 BR. & RENTAL 1 acre, 2 baths, heat pump.

2494 ROBIN LN. Central Point 3 BR., Lg. covered patio, dbl. garage, mahogany paneling fireplace, w/w carpeting, country atmosphere. On approx. 1/3 A.

BROOKHURST 3 BR. 2 baths, fireplace, built-ins.

1208 COVINA Lg. 3 BR., 2 baths, gas heat, fireplace! \$450 down. Trade.

WESTSIDE 2 BR. Oil heat, w/ carpet, double carport, garage, fenced yard and cov. patio, \$11,500.

1 1/2 Acre Snowy Butte Road 2 BR., fireplace, large pond.

WHY RENT? 3 BR's., \$83 mo. inc. Est. taxes, a.n.d. insurance. \$350 dn. or work out down.

SOUTH STAGE ROAD Lg. 3 BR., 4500 sq. feet—lg. fireplace, 4 baths, 2 lg. covered patios, family room, built-ins, 1 acre; rental or guest house. \$30,000

3 BR. Rental \$85 1 BR.—\$550 \$500 dn., \$50 mo. Lge. lot.

TALENT LG.—3 BR. 2 Baths, fireplace, dbl. garage, lg. lot. \$12,500

CENTRAL POINT 3 BR. Fireplace, built-ins, dbl. garage. Lease option. NEW

2101 CORONA Lg. 3 BR., 1 1/2 baths, gas heat, fireplace, w/w carpet, lg. lot. Will trade.

419 N. GRAPE 2 BR., trees, clean. \$7,200

Vic Croxton 855-1365 Len Yost 772-9979 Don Cates 772-5873 Jim Nistler Broker Phoenix Branch. 535-2332

"WE MAKE TRADES"

AMERICAN HOME & LAND CO. Homes - Ranches - Rentals - Investments MEDFORD HOTEL LOBBY 773-7543