

SUBSTITUTION OF TRUSTEE, DEED OF FULL RECONVEYANCE (and REQUEST FOR RECONVEYANCE)

AMERICAN STRATEGIC INCOME PORTFOLIO INC.II ("Beneficiary") is the owner and holder of the Note secured by the Deed of Trust, dated MAY 15, 1984, made by MURRAY J. COLWELL AND BRENDA L. COLWELL, AS HUSBAND AND WIFE as Grantor(s), to ASPEN TITLE, as Trustee, for the benefit of STATE FED MORTGAGE CORPORATION, AN OREGON CORPORATION, which Deed of Trust was recorded on MAY 21, 1984, Fee No. 36880, Book M84, Page 8402, in the office of the County Recorder of KLAMATH, Oregon, the originals of which are herewith delivered to AMERITITLE.

Advanta Mortgage Corp. USA acting in its capacity as attorney-in-fact for AMERICAN STRATEGIC INCOME PORTFOLIO INC.II hereby substitutes AMERITITLE as Trustee in lieu of the above named Trustee under said Deed of Trust and directs AMERITITLE to reconvey without warranty the Trustee's estate to the parties entitled to it upon full payment of AMERITITLE trustee's reconveyance fee. The trust deed has been fully paid and is hereby satisfied. AMERITITLE is directed to cancel all evidence of indebtedness secured by the trust deed.

AMERITITLE hereby accepts said appointment as Trustee under said Deed of Trust and, as Successor Trustee, pursuant to the request of said beneficiary and in accordance with the provisions of said Deed of Trust does hereby reconvey, without any covenant or warranty, express or implied, to the person or persons legally entitled thereto, all of the estate held by the undersigned under said Deed of Trust.

IN WITNESS WHEREOF, AMERITITLE has caused these presents to be executed by its duly authorized officer on the date written herein below.

AMERITITLE

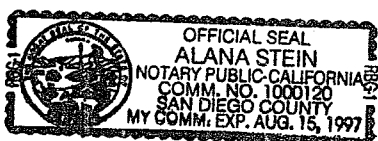
By: *Jean Phillips*

AMERICAN STRATEGIC INCOME PORTFOLIO INC.II
By: Advanta Mortgage Corp. USA, attorney-in-fact

By: *Nanette Simone*
NANETTE SIMONE, VICE PRESIDENT

Limited Power of Attorney Recorded: TO BE RECORDED CONCURRENTLY HEREWITH

STATE OF CALIFORNIA, County of San Diego) ss:
BE IT REMEMBERED, that on this 17TH day of OCTOBER, 1996, before me personally appeared the within named NANETTE SIMONE, who, being duly sworn, did say that he/she is the VICE PRESIDENT of Advanta Mortgage Corp. USA acting in its capacity as attorney-in-fact for AMERICAN STRATEGIC INCOME PORTFOLIO INC.II, and that said instrument was signed by authority of its board of directors; and acknowledged said instrument to be its voluntary act and deed.

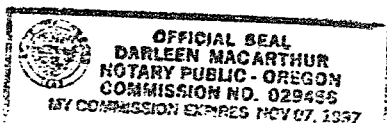


Alana Stein
ALANA STEIN, Notary Public
Notary Public for State of California, County of San Diego
My Commission Expires: AUGUST 15, 1997

STATE OF OREGON, County of Klamath) ss:
BE IT REMEMBERED, that on this 29 day of October, 1996, before me personally appeared the within named Jean Phillips, who, being duly sworn, did say that he/she is Assistant Secretary of AMERITITLE, and that said instrument was signed by authority of its board of directors; and acknowledged said instrument to be its voluntary act and deed.

Before me: *Darleen MacArthur*
Notary Public for Oregon
My commission expires: 11-7-97

AFTER RECORDING RETURN TO:
MURRAY COLWELL
BRENDA COLWELL
4870 BARNEY CT
KLAMATH FALLS OR 97603



Loan No. 1802990 Prepared By: ALS

Title/Escrow No.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle
of October A.D., 19 96 at 11:54 o'clock A.M., and duly recorded in Vol. M96,
of Mortgages on Page 34069.

FEE \$15.00

Bernetha G. Letsch

By

County Clerk

Kathleen Rose